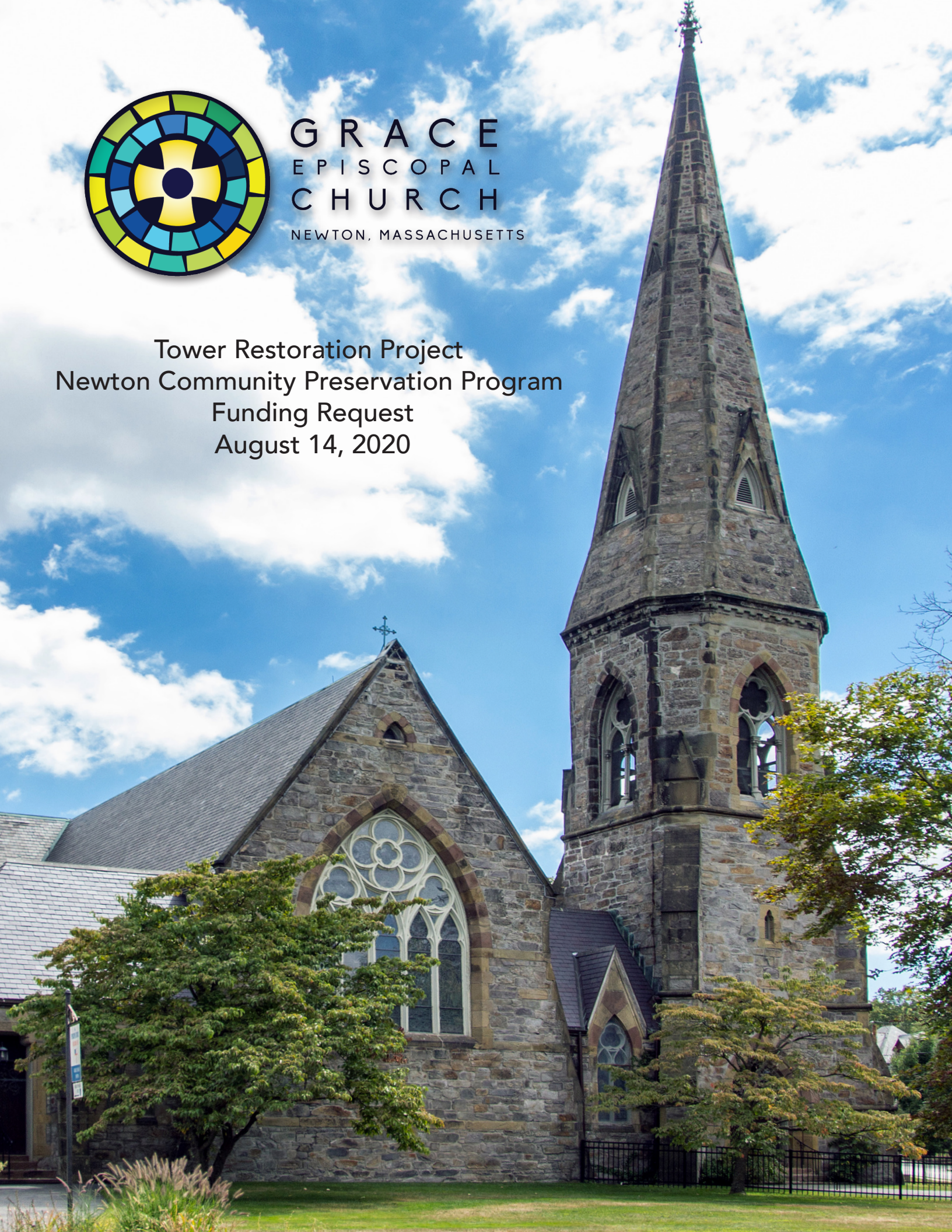


GRACE  
EPISCOPAL  
CHURCH  
NEWTON, MASSACHUSETTS

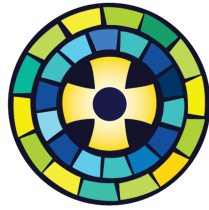
Tower Restoration Project  
Newton Community Preservation Program  
Funding Request  
August 14, 2020





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GRACE  
EPISCOPAL  
CHURCH  
NEWTON, MASSACHUSETTS

Community Preservation Committee  
c/o Lara Kritzer, Community Preservation Program Manager  
City of Newton Planning & Development Department  
1000 Commonwealth Ave.  
Newton, MA 02459

Friday, August 14, 2020

Dear Distinguished Members of the Community Preservation Committee:

On behalf of Grace Episcopal Church (Grace), we are grateful to the Committee for its unanimous vote on July 14, 2020, to consider a full proposal to support the restoration of Newton Corner's iconic stone tower. Grace is known within Newton as "the old stone church" and is highly regarded for its members' level of leadership in the city. This structure, its history, and those who gather in it are deeply rooted in the good of the Newton community past and present. If there is a call to serve, it is known that someone from Grace will always answer. We are grateful that the CPC has considered joining us in preserving this landmark structure.

I wish to bring to your attention a few of the public, community-oriented programs that are housed at Grace, either those that share our space as permanent tenants or that benefit from the occasional use of our facilities for social gatherings, meetings, or concerts. While my previous letter and our discussion illuminated the ways in which we view the preservation of the historic stone tower in the public interest, we also want to take the opportunity to share with you the "magnet" effect of our property, and a few of its various beneficiaries beyond our members.

Since 1990, Grace has leased its rectory to Riverside Community Care. A non-profit outpatient counseling and human services center, Riverside annually serves more than one thousand low-socioeconomic patients with developmental and brain injury services, mental healthcare concerns, addiction treatment, trauma response, and more. Graces values Riverside as a neighbor as much as a tenant, and sees their mission as being directly related to our own: to companion and serve the vulnerable. Please see the letter of support provided by Riverside's Director of Outpatient Counseling, Anne Priestley.

Other groups regularly using our accessible parish house include Pathway to Possible, which hosts events for people with cognitive and developmental disabilities, and twelve-step recovery groups such as Al-Anon and Sex and Love Addicts Anonymous, which Grace welcomed after others turned them away. Additionally, choirs and musical groups often perform to sold-out audiences in our fine acoustical sanctuary, and social groups such as the Social Science Club of Newton, which has met at Grace with little interruption since 1886, benefit from several of the smaller meeting spaces in our building. We are a polling place serving 1,959 registered voters. In the near future, we



are looking to improve the seating, audio-visual systems, and lighting of the large hall so that this space can be better used by the community.

Grace's most significant partner is the Episcopal City Mission. Founded in 1844, ECM builds relationships and collective power across the Commonwealth of Massachusetts for racial and economic justice. They develop, convene, mobilize, and fund leaders in Episcopal communities and grassroots organizations. Grace members have and continue to serve on the staff and board of directors of ECM, including their current Chief Operating Officer and Treasurer. The rich relationship shared by our congregation and the organization is highlighted in the letter of support provided by ECM's Executive Director, the Rev. Arrington Chambliss. Although ECM does not regularly use the spaces of Grace, our affiliation gives a sense of how Grace's members are widely active, especially in pursuing economic and racial justice.

In conclusion, we wish to remind the CPC that Grace has recently undergone a listening period as part of a feasibility study. One result was the observation by a majority of members that, while they are beloved features of our historic property, the tower, belfry, and spire, are not seen as integral parts of our mission—of who we are as a religious community. Given this, and the overwhelming presence of the tower in the neighborhood, we believe this project would withstand the scrutiny of an anti-aid test. To support this opinion, we have attached a letter from Ryan P. McManus of Hemenway and Barnes, who filed an amicus brief in the case of *Caplan v. Town of Acton* on behalf of five of the Commonwealth's most prominent organizations involved in the work of historic preservation: the Boston Preservation Alliance, Historic Boston, Historic New England, North Bennet Street School, and Preservation Massachusetts. We believe that upon your review of Mr. McManus's letter, you will join us in believing that the restoration of this Newton Corner tower is a matter of preserving first and foremost a dominant architectural feature and historic resource within a prized district of the City of Newton.

Thank you in advance for your consideration of this proposal to the Newton Community Preservation Program. It is only with your help that the restoration of the tower will be possible. We look forward to the continued discussion ahead.

Sincerely,

*Jean Papalia*

Jean Papalia  
Senior Warden





Ruthanne Fuller  
Mayor

## Newton, Massachusetts Community Preservation Program FUNDING REQUEST

☐

PRE-PROPOSAL

☒

PROPOSAL

Last updated February 2020.

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa) or contact:

Lara Kritzer, Community Preservation Program Manager

City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459

[lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov)

617.796.1144

(For staff use)  
date rec'd:

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

<b>Project TITLE</b>	<b>Grace Episcopal Church Tower, Belfry, and Spire (jointly “Tower”) Restoration</b>			
<b>Project LOCATION</b>	Full street address (with zip code), or other precise location. 70-76 Eldredge Street, Newton, MA 02458-2098			
<b>Project CONTACTS</b>	Name & title or organization	Email	Phone	Mailing address
<b>Project Manager</b>	Scott Aquilina, AIA	<a href="mailto:sbaquilina@gmail.com">sbaquilina@gmail.com</a>	617-943-4079	1253 Commonwealth Ave. Newton, MA 02465
<b>Other Contacts</b>	Jean Papalia, Senior Warden	<a href="mailto:jeanmpapalia@gmail.com">jeanmpapalia@gmail.com</a>	617-291-0303	66 South Gate Park West Newton, MA 02465
<b>Project FUNDING</b>	<b>A. CPA funds requested for 2-Phase Restoration:</b> \$1,433,000		<b>B. Other funds to be used:</b> \$1,433,000	<b>C. Total project cost (A+B):</b> \$2,866,000
<b>Project SUMMARY</b>	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization’s accomplishments.			
<p>Grace Episcopal Church, Newton (MA Register of Historic Places-1999; hereafter “Grace”) has been the center of the Farlow and Kenrick Parks National Register Historic District since 1872. Alexander Rice Esty’s massive design is topped by a stone conical spire, and its tower rises to a belfry with nine-bell chime that has shaped the neighborhood’s land and soundscape for nearly 150 years. The tower, belfry, and spire (jointly “tower”) are now deteriorated to the extent that they present a public safety risk and imperil the campus. Grace is requesting CPA historic resource funding from the Newton Community Preservation Program for direct costs related to the stabilization and preservation of this endangered “local landmark” of “outstanding architectural quality” (Newton NRHP Nomination, see below). A majority of Grace members identified the tower as non-missional to the religious organization by way of an extensive internal review process. The incorporated Grace body finds the preservation of the tower to be a fundamentally secular endeavor unrelated to its mission, and in the public interest. As such, preservation of the tower utilizing CPA funds is sought to preserve the historic district, responding to Newton residents’ desire to preserve “places of worship [that] help to define Newton’s villages and neighborhoods” (inf.).</p> <p>The tower underwent repairs in 1985 and 1999, but the need for permanent restoration has reached eleventh-hour urgency. Preparing itself for major financial and ethical questions around a historic resource investment of this size, Grace appointed a Tower Study Group in 2018 and retained John Wathne, P.E. of Structures North (SN) to assess the tower’s deterioration and propose plans for restoration. In a September 2019 report, SN noted these exterior conditions: mortar joints eroded by varying degrees and voids permitting water into cavities within the back-up construction, repeated vertical splitting cracks in buttresses which are indicative of outward buckling, and spalled outer stones and shingle stones that could be removed easily by hand. The interior deterioration is almost as extensive, and access to the tower is forbidden.</p> <p>Stabilization and restoration are based on quotes from Allegrone Masonry, a leader in this field. Master masons will utilize stone anchors, tension frames, interior and exterior repointing, and use of pozzolanic lime grout via SN’s patented stabilization system, remedying the tower’s continued deterioration once and for all. Preserving Grace’s tower with this level of care, expertise, and permanence will relieve future generations of this burden, and maintain the neighborhood’s special character and architectural variety, preserving the aesthetic and cultural benefit Grace’s tower bestows on Newton.</p>				

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

<b>Project TITLE</b>	<b>Grace Episcopal Church Tower, Belfry, and Spire Restoration</b>			
<b>USE of CPA FUNDS</b>	<b>HISTORIC RESOURCES</b>			
<b>CHECK ALL THAT APPLY</b>	Preserve	X		
	Rehabilitate/ Restore	X		
<b>COMMUNITY NEEDS</b>	<p>From each of at least 2 plans linked to the <a href="#">Guidelines &amp; Forms</a> page of <a href="http://www.newtonma.gov/cpa">www.newtonma.gov/cpa</a>, provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.</p> <p><b>Newton Comprehensive Plan (November 2007):</b> Principle I: Identify historic places, both architectural and natural, that <b>give the community its special character and that can aid its future well-being.</b> (p. 1-2).</p> <p>“In addition to their religious and social value, [Religious Institutions] offer <b>architectural variety and in many cases open space in their neighborhoods.</b> . . neighborhoods can no longer take for granted the continued presence of local synagogues and churches.” (§3 p.8)</p> <p><b>Heritage Landscape Report for Newton (March 2010), “Places of Worship”:</b> Churches, synagogues and other <b>places of worship help to define Newton’s villages and neighborhoods.</b> Many are prominently located landmarks with attractive surroundings, have distinctive architectural styles and serve as community gathering places. Some also provide important public functions by housing various social services. <b>Residents emphasized the importance of preserving these buildings.</b> . .” (p. 30)</p> <p><b>Historic Neighborhood Walking Tours: Discover Historic Newton Corner (Newton Planning and Development Department and Newton Historical Commission: 2002):</b> “First organized in 1855, the Episcopal congregation of Newton Corner moved from Washington Street to Farlow Park in 1872. Designed by Alexander R. Esty, the 1872 Gothic Revival style Grace Episcopal Church at 70-76 Eldredge Street is considered one of his major works. . . <b>Its corner tower, rising to an open belfry and high stone spire, serves as an important local landmark.</b>” (p. 2)</p> <p><b>US Dept. of the Interior NRHP Inventory: Historic Resources of the City of Newton, MA, Partial Inventory, Historical Resources, 1636–1907 (Newton Historical Commission: May 1986):</b> “In addition to its many fine residential buildings, Newton contains a number of churches of <b>outstanding architectural quality.</b> . . Grace Episcopal Church (1872). The entrance tower rises to an open belfry trimmed with Gothic arches, tracery and colonnettes, and a polygonal stone spire. A minimum of details and large expanses of wall material emphasize the tower’s height.” (p. 21)</p> <p>Listing among live performance venues in <b>Create Newton Comprehensive Arts &amp; Cultural Plan</b> (p. 37), indicating public benefit of Grace property for purposes of arts and culture events.</p>			
<b>COMMUNITY CONTACTS</b>	List at least 3 Newton residents or organizations willing and able to comment on the project and its manager’s qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.			
Name & title or organization		Email	Phone	Mailing address
Keith Jones		<a href="mailto:keith.mjones@verizon.net">keith.mjones@verizon.net</a>	617-928-3343	109 Vernon Street, Newton, MA 02458
Larry Bauer, AIA		<a href="mailto:lbauer@schwartzsilver.com">lbauer@schwartzsilver.com</a>	617-527-6650	42 Eliot Memorial Road Newton, MA 02458
Councilor Victoria L. Danberg, Councilor at Large, Ward 6		<a href="mailto:vdanberg@gmail.com">vdanberg@gmail.com</a>	617-969-1756	30 Chase Street Newton, MA 02459



You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.  
**Full proposals must include separate, detailed budgets in addition to this page.**

<b>Project TITLE</b>	<b>Grace Episcopal Church Tower, Belfry, and Spire Restoration</b>	
<b>SUMMARY CAPITAL/DEVELOPMENT BUDGET</b>		
<b>Uses of Funds</b>		
Restoration Scope #1 (Calendar Year 2021), Allegrone Companies – Stabilization		\$822,317
Restoration Scope#1 (Calendar Year 2021), Allegrone Companies – Contingency		\$146,683
Restoration Scopes #2, 3, & 4 (Calendar Year 2022), Allegrone Companies – Restoration		\$1,380,672
Restoration Scopes #2, 3, & 4 (Calendar Year 2022), Allegrone Companies – Contingency and Escalation		\$142,828
Soft Costs (project management, campaign management, permits and bond fees, professional and design, 15%)		\$373,500
<b>D. TOTAL USES (should equal C. on page 1 and E. below)</b>		<b>\$2,866,000</b>
<b>Sources of Funds</b>	<b>Status</b> (requested, expected, confirmed)	
CPA funding	Inquiry	\$1,433,000
Grace Episcopal Church Member Contributions and Endowment	Inquiry	\$875,000
National Fund for Sacred Places	Requested	\$250,000
Massachusetts Historical Commission – Emergency and Massachusetts Preservation Projects Fund	Inquiry	\$150,000
Private foundation support	Prospected	\$158,000
<b>E. TOTAL SOURCES (should equal C. on page 1 and D. above)</b>		<b>\$2,866,000</b>
<b>SUMMARY ANNUAL OPERATIONS &amp; MAINTENANCE BUDGET (cannot use CPA funds)</b>		
<b>Uses of Funds</b>		
Maintenance of the Grace Tower		\$15,000
<b>F. TOTAL ANNUAL COST (should equal G. below)</b>		<b>\$15,000</b>
<b>Sources of Funds</b>		
Grace Episcopal Church Member Contributions		\$15,000
<b>G. TOTAL ANNUAL FUNDING (should equal F. above)</b>		<b>\$15,000</b>
<b>Project TIMELINE</b>	<b>Phase or Task</b>	<b>Season &amp; Year</b>
Grace Episcopal Church Member Feasibility Study		Spring 2020 (complete)
Capital Campaign Launches		Fall 2020
Restoration Scope #1 – Stabilization		Spring 2021-Fall 2021 (6months)
Review of Restoration Progress and Campaign Update		Fall 2021
Restoration Scopes #2, 3, & 4 – Full Restoration and Completion of Project		Spring 2022-Fall 2022 (6months)
Founder’s Day — 150 <sup>th</sup> Anniversary of Grace Episcopal Church’s Cornerstone		September 4, 2022
Campaign Completion — Celebrating Grace Episcopal Church’s Second Sesquicentennial, 150 years after the first meeting took place at 76 Eldredge Street		December 3, 2023

<b>Project TITLE</b>	<b>Grace Episcopal Church Tower, Belfry, and Spire Restoration</b>		
↓ Check off submitted attachments here.			
<b>REQUIRED.</b>		<b>PHOTOS</b>	of existing site or resource conditions (2-3 photos may be enough)
		<b>MAP</b>	of site in relation to nearest major roads (omit if project has no site)
Pre-proposals: separate attachments not required, just use page 3 of form.  <b>Full proposals: separate, detailed budget attachments REQUIRED.</b>	<b>PROJECT FINANCES</b> printed and as computer spreadsheets, with both uses & sources of funds		
		<b>Development pro forma/capital budget:</b> include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)	
		<b>Maintenance budget, projected separately for each of the next 10 years</b> (CPA funds may not be used for operations or maintenance)	
		<b>Non-CPA funding:</b> commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
		<b>Purchasing of goods &amp; services:</b> briefly summarize sponsor's understanding of applicable state statutes and City policies	
Pre-proposals: recommended. <b>Full proposals: REQUIRED.</b>		<b>HISTORIC SIGNIFICANCE</b>	<b>ATTACHMENT 1:</b> Analysis of Historical Significance (narrative; maximum 1 page)
			<b>ATTACHMENT 2:</b> Description of Historically Significant Features (maximum 1 page)
			<b>ATTACHMENT 3.</b> Summary & Justification of Proposed Treatment (maximum 1 page)
			<b>ATTACHMENT 4.</b> Newton Historical Commission Review (based on attachments 1-3 above)
<b>REQUIRED for all full proposals.</b>	<b>SPONSOR FINANCES &amp; QUALIFICATIONS, INSTITUTIONAL SUPPORT</b>		
		<b>For sponsoring organization, most recent annual operating budget</b> (revenue & expenses) <b>&amp; financial statement</b> (assets & liabilities); each must include both public (City) and private resources ("friends" organizations, fundraising, etc.)	
		<b>for project manager: relevant training &amp; track record</b> of managing similar projects	
<b>REQUIRED for all full proposals involving real estate acquisition, construction or other building/ landscape improvements.</b>	<b>SITE CONTROL, VALUE &amp; DEED RESTRICTIONS</b>		
		<b>Owner's agreement to a permanent deed restriction</b> for historic preservation	
	<b>DESIGN &amp; CONSTRUCTION</b>		
		<b>Professional design &amp; cost estimates:</b> include site plan, floor plans & elevations	
		<b>Materials &amp; finishes:</b> highlight "green" or sustainable features & materials	
		<b>Environmental mitigation plans (if applicable):</b> incl. lead paint, asbestos, etc. (including disposal of existing fence elements that cannot be repaired or restored)	
<b>OPTIONAL for all proposals.</b>		<b>LETTERS of SUPPORT</b>	from Newton residents, organizations, or businesses





Grace Episcopal Church, Newton from Eldredge Street. Spring 2019.



View of Grace Episcopal Church, Newton from Farlow Park. December 1888.  
*Newton Illustrated* - . . . "The Garden City"—Lake and Bridge, Farlow Park.





View of the Grace Episcopal Church, Newton-Tower from Farlow Park. Fall 2018.

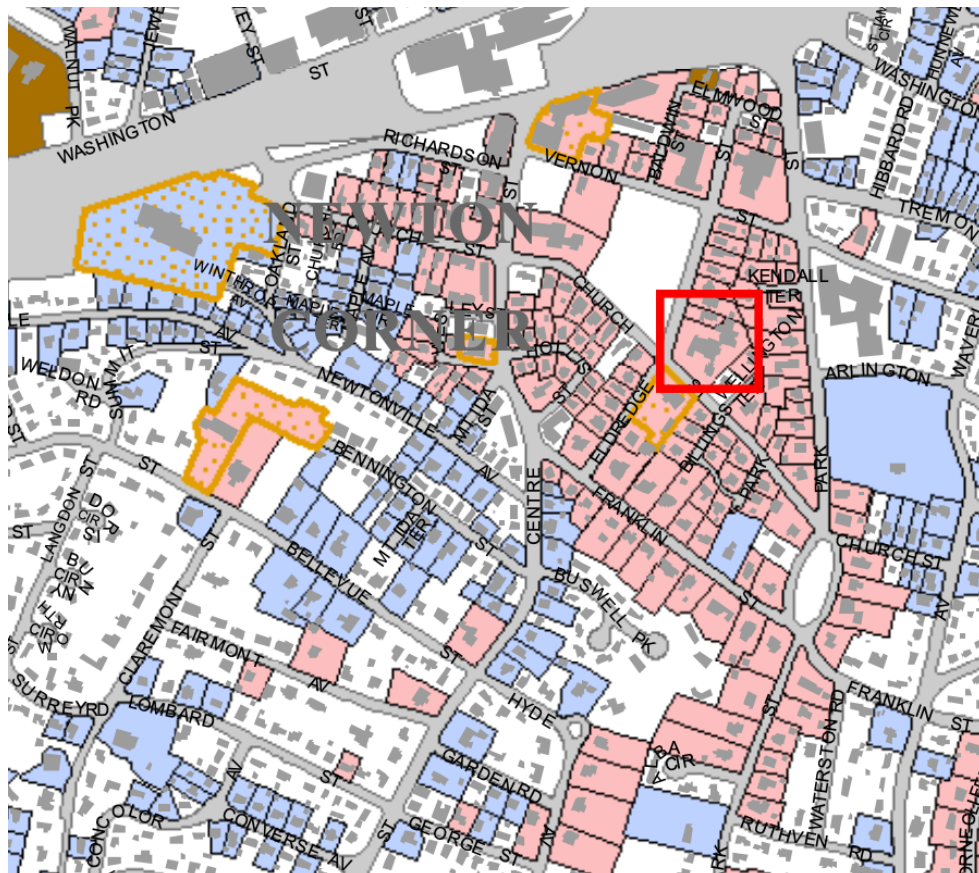


Aerial view of the Grace Episcopal Church, Newton and Farlow Park.  
August 2020. ©Peter Vanderwarker.



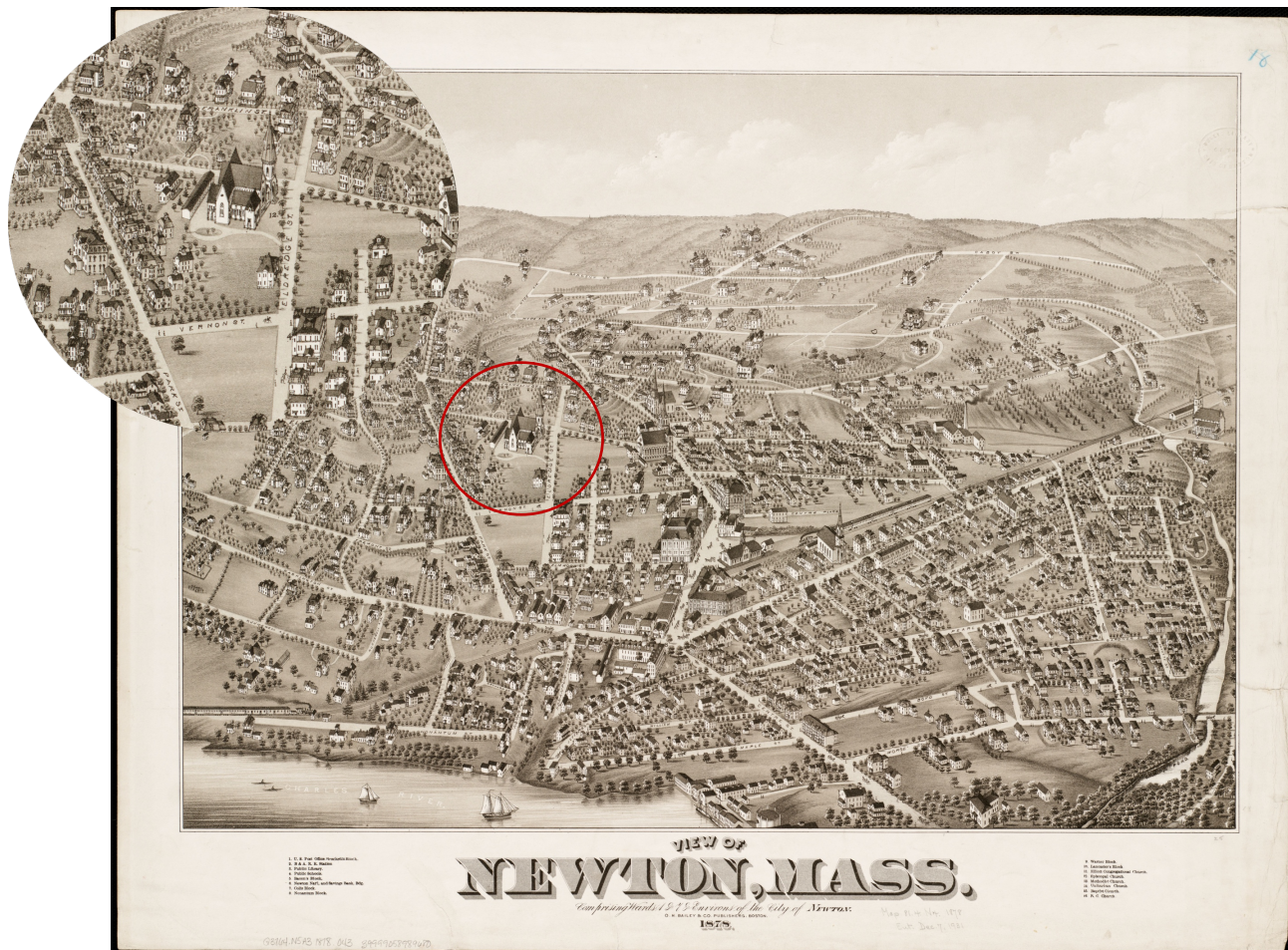


Examples of present Tower conditions. September 2019. Additional examples and full resource conditions report from Structures North available.



Grace Episcopal Church in the Farlow and Kenrick Parks District—National Register of Historic Places—marked by the red square. Source: Historic Properties, City of Newton, Massachusetts, 19 April 2019 (detail). <http://www.newtonma.gov/about/maps.asp>.





1878 map of Newton Corner, Wards 1 & 7. Of the more than sixteen keyed structures, two remain intact: St. Brendan's (now Our Lady Help of Christians Parish on Washington St.) and Grace Episcopal Church (1872). The structures marked in red below are, to the best of our knowledge, no longer standing.





**Grace Church Tower Restoration - Project Budget - Two-Phase Construction Option - 2021/2022 Summary****8.14.2020**

This budget represents the full costs of a two-phased project approach. The assumption is that the work will be completed over two phases, between 2021 and 2022, based on available funding. There is an incentive to start on the most critical work asap as the structure is not stable.

This budget was prepared by the Tower Project Manager based on the Restoration Plans provided by Structures North Engineering dated 02.11.20 and construction cost estimates by Allegrone Construction dated 03.12.20 with input from Shawmut Design and Construction and Joseph Gnazzo & Sons Construction. The intent of the project is to stabilize the structure of the tower internally with a series of spring loaded steel tension rings and specialty anchors and then to provide a comprehensive interior and exterior masonry repair. Some cornice stones and quoins need to be reset and some of the most damaged areas require complete re-building.

Item	Trade	Description	Subtotal	% Scope	% Budget
1	Exterior Masonry	Cut masonry joints, reset quoins and cornice stones, install masonry anchors, re-point exterior 100%.	1,252,481	67.0%	
2	Structural Stabilization	Install spring loaded steel tension rings, specialty anchors, cut masonry joints, install masonry anchors, re-point interior, grout structural cracks.	504,731	27.0%	
3	Carpentry	Restore wood tracery frames and birdscreen at Belfry arches.	31,779	1.7%	
4	Thermal/Moisture Protection	Provide flashing and sealants where needed. Provide foundation and under slab waterproofing and associated foundation drainage system.	29,910	1.6%	
5	Metal Fabrications	Install cathodic corrosion control. Provide bell mechanism repair	28,041	1.5%	
6	Earthwork	Excavation required to install waterproofing and drainage.	22,433	1.2%	
7	Trade Costs		<b>\$1,869,375</b>	100.0%	75%
8	Design Contingency		186,938	10.0%	
9	Subcontractor Insurance		26,171	1.4%	
10	Project Requirements	Provide scaffolding and access and to work areas. Install protection for bells and adjacent sanctuary roof and windows. Erect shoring as needed.	149,550	8.0%	
11	General Conditions	Contractor overhead and profit	\$93,469	5.0%	
12	General Liability Insurance		26,171	14.0/1,000	
13	Permit/Fees		35,518	20.00/1,000	
14	Escalation		18,694	1.5% p/y	
15	Construction Contingency		93,469	5.0%	
16	Construction Requirements	Included in the contract for construction	<b>\$623,125</b>		25%
17	Construction Cost Total		<b>\$2,492,500</b>		
18	Owners's Soft Costs	Architectural/engineering fees, owner's contingency, legal fees, insurance	<b>\$373,500</b>	15%	
19	Total Project Cost		<b>\$2,866,000</b>		

Attachment A  
Sheet 2

Grace Church Tower Restoration - Project Budget - Two-Phase Construction Option - Phase 1 Stabilization - 2021					8.14.2020
This budget represents the cost of Phase 1 in a two-phased project approach. The assumption is that the work will be completed in 2021 based on available funding. There is an incentive to start on the most critical work asap as the structure is not stable. Phase 1 is focused on structural stabilization and establishes a base-line of safety.					
This budget was prepared by the Tower Project Manager based on the Restoration Plans provided by Structures North Engineering dated 02.11.20 and construction cost estimates by Allegre Construction dated 03.12.20 with input from Shawmut Design and Construction and Joseph Gnazzo & Sons Construction. The intent of the project is to stabilize the structure of the tower internally with a series of spring loaded steel tension rings and specialty anchors and then to provide a comprehensive interior and exterior masonry repair. Some cornice stones and quoins need to be reset and some of the most damaged areas require complete re-building					
Item	Trade	Description	Subtotal	% Scope	% Budget
1	Exterior Masonry	Cut masonry joints, reset quoins and cornice stones, install masonry anchors, re-point exterior 100%.	216,682	30%	
2	Structural Stabilization	Install spring loaded steel tension rings, specialty anchors, cut masonry joints, install masonry anchors, re-point interior, grout structural cracks.	504,731	69%	
3	Carpentry	Restore wood tracery frames and birdscreen at Belfry arches.	0	0%	
4	Thermal/Moisture Protection	Provide flashing and sealants where needed. Provide foundation and under slab waterproofing and associated foundation drainage system.	0	0%	
5	Metal Fabrications	Install cathodic corrosion control. Provide bell mechanism repair	5,337	1%	
6	Earthwork	Excavation required to install waterproofing and drainage.	0	0%	
7	Trade Costs		\$726,750	100.0%	75%
8	Design Contingency		54,506	7.5%	
9	Subcontractor Insurance		10,175	1.4%	
10	Project Requirements	Provide scaffolding and access and to work areas. Install protection for bells and adjacent sanctuary roof and windows. Erect shoring as needed.	58,867	8.0%	
11	General Conditions	Contractor overhead and profit	63,772	7.5%	
12	General Liability Insurance		12,797	14.0/1,000	
13	Permit/Fees		18,537	20.00/1,000	
14	Construction Contingency		92,177	10.0%	
15	Construction Requirements	Included in the contract for construction	\$241,660		25%
16	Construction Cost Total		\$969,000		
17	Owners's Soft Costs	Architectural/engineering fees, owner's contingency, legal fees, insurance	\$145,500	15%	
18	Total Project Cost		\$1,114,500		



## Grace Church Tower Restoration - Project Budget - Two-Phase Construction Option - Phase 2 Completion - 2022

8.14.2020

This budget represents the cost of Phase 2 in a two-phased project approach. The assumption is that the work will be completed in 2022 based on available funding. Phase 2 builds on the base line of safety established in Phase 1 and completes the exterior masonry restoration while addressing other needs like carpentry repair and foundation waterproofing and drainage.

This budget was prepared by the Tower Project Manager based on the Restoration Plans provided by Structures North Engineering dated 02.11.20 and construction cost estimates by Allegrone Construction dated 03.12.20 with input from Shawmut Design and Construction and Joseph Gnazzo & Sons Construction. The intent of the project is to stabilize the structure of the tower internally with a series of spring loaded steel tension rings and specialty anchors and then to provide a comprehensive interior and exterior masonry repair. Some cornice stones and quoins need to be reset and some of the most damaged areas require complete re-building.

Item	Trade	Description	Subtotal	% Scope	% Budget
1	Exterior Masonry	Cut masonry joints, reset quoins and cornice stones, install masonry anchors, re-point exterior 100%.	1,035,799	90%	
2	Structural Stabilization	Install spring loaded steel tension rings, specialty anchors, cut masonry joints, install masonry anchors, re-point interior, grout structural cracks.	0	0.0%	
3	Carpentry	Restore wood tracery frames and birdscreen at Belfry arches.	31,779	3.3%	
4	Thermal/Moisture Protection	Provide flashing and sealants where needed. Provide foundation and under slab waterproofing and associated foundation drainage system.	29,910	3.1%	
5	Metal Fabrications	Install cathodic corrosion control. Provide bell mechanism repair	22,704	2.0%	
6	Earthwork	Excavation required to install waterproofing and drainage.	22,433	2.0%	
7	Trade Costs		<b>\$1,142,625</b>	100.0%	75%
8	Design Contingency		85,697	7.5%	
9	Subcontractor Insurance		15,997	1.4%	
10	Project Requirements	Provide scaffolding and access and to work areas. Install protection for bells and adjacent sanctuary roof and windows. Erect shoring as needed.	99,545	8.0%	
11	General Conditions	Contractor overhead and profit	57,131	5.0%	
12	General Liability Insurance		18,768	14.0/1,000	
13	Permit/Fees		27,204	20.00/1,000	
14	Escalation		18,694	1.5% p/y	
15	Construction Contingency		57,131	5.0%	
16	Construction Requirements	Included in the contract for construction	<b>\$380,875</b>		25%
17	Construction Cost Total		<b>\$1,523,500</b>		
18	Owners's Soft Costs	Architectural/engineering fees, owner's contingency, legal fees, insurance	<b>\$228,000</b>	15%	
19	Total Project Cost		<b>\$1,751,500</b>		

Major Property			
Year	Tower Reserves		Expenditures Budget
2021	\$	15,000	\$ 50,000
2022	\$	15,000	\$ 50,000
2023	\$	15,000	\$ 50,000
2024	\$	15,000	\$ 50,000
2025	\$	15,000	\$ 50,000
2026	\$	15,000	\$ 50,000
2027	\$	15,000	\$ 50,000
2028	\$	15,000	\$ 50,000
2029	\$	15,000	\$ 50,000
2030	\$	15,000	\$ 50,000
	\$	150,000	\$ 500,000



**Fundraising Plan and Copies of Current Letters of Inquiry**

Grace defines its campaign readiness by transparency between leaders and parishioners, the action of our expert Tower Committee, and our hiring of consultants to advise on both internal and external funding sources. Our Vestry has charged a Development Committee of specialists to apply their expertise to this project; professionals include a senior fundraiser at Harvard, a strategic planning principal at charter public schools, a foundations and government grants writer, a major gifts officer at cultural organizations, and others with stewardship experience in the congregation. Our Tower Committee, made up of professional project strategists, financial advisors, and architects, are tasked with bidding the project and enforcing the timeline, in addition to pursuing significant funding from local government. All members are active congregants at Grace, and will work directly with our consultants to plan and implement a three-year campaign and restoration strategy.

Since completing a feasibility study with Jeff Kjellberg in June 2020, we have begun work with Renée LiaBraaten to lay the foundation for a capital campaign for launch in fall 2020. At the present time, we are engaged in discussions to keep Grace members regularly informed and to continue building commitment and enthusiasm for the multi-year project. We have also moved into a public phase of discussing the restoration within Newton Corner, the historic neighborhood, and the wider Newton community, especially those interested in historic preservation.

Based on our initial internal feasibility study, we believe the fundraising capacity of Grace's active membership and modest other available resources to be \$875,000. There have been verbal pledges made for a small number of major gifts as part of this sum.

The following fundraising plan includes the requested Newton CPA funds for a two-phase restoration as, without them, the restoration project around this historic resource is otherwise unattainable.

- Spring 2020 (complete): Grace Episcopal Church Member Feasibility Study
- Fall 2020: Internal Capital Campaign Launches
- Spring 2021: CPA funds and major gifts received; Stabilization begins; stabilization completed by fall 2021.
- December 2021: Review of Restoration Progress, Campaign Update, Public Campaign begins. Full goal pledged.
- Spring 2022: Remaining major gifts received. Restoration begins; restoration completed by fall 2022.
- September 4, 2022: Founder's Day — 150th Anniversary of Laying Grace Episcopal Church's Cornerstone. Campaign Completion; goal of \$2.8M received
- December 3, 2023: 150 years after the first worship at 76 Eldredge Street.

Source	Amount	Status	Year(s) Receivable
<b>CPA Funds</b>	\$ 1,433,000	Requested	2021
<b>Grace Episcopal Church Contributions</b>			
Individual Contributions	\$ 725,000	Expected	2021-2022
Other Sources	\$ 150,000	Expected	2021
<b>National Fund for Sacred Places</b>	\$ 250,000	Requested	2021
<b>Mass Historical Commission</b>			
Emergency Funds	\$ 50,000	Inquiry	2020
Mass Preservation Projects Fund (MPPF)	\$ 100,000	Inquiry	2021
<b>Private Foundations</b>			
	\$ 158,000	Prospecting	2020-2021
<b>Total</b>	<b>\$2,866,000</b>		

Grace made its full application to the National Fund for Sacred Places on July 21, 2020.

Our invitation to apply to this prestigious program is attached.

Grace will pursue Emergency Funds from Mass Historical Commission in fall 2020.

Grace will pursue MPPF Round 27 funds in spring 2021.





## Invitation to Apply for the National Fund for Sacred Places

4 messages

**National Fund For Sacred Places**

Fri, Jun 5, 2020 at 3:06 PM

Reply-To:

To: Grace Episcopal Church/Austin Stewart

Cc:

June 5, 2020

Dear Austin Stewart,

Thank you for your thoughtful Letter of Intent submission to the National Fund for Sacred Places. During this very challenging time of the COVID 19 Epidemic, we appreciate the special effort you made to prepare and submit your letter of intent to Partners for Sacred Places. Each Letter of Intent (LOI) has been thoroughly reviewed by the staff of both Partners for Sacred Places and the grant administrators of the National Trust for Historic Preservation. The selection process has been highly competitive. We received over 150 LOIs this spring, and expect to invite only 10-15 congregations into the 2020-2021 National Fund cohort.

**We are excited and pleased to invite your congregation to submit a full application to the National Fund for Sacred Places to apply for funds towards your project. The full application is due on July 20th, 2020.**

The National Fund highlights extraordinary stories of historic houses of worship that contribute to the rich and diverse landscape of American religion, in terms of architecture, history, and innovative community engagement. It was determined through our careful review process of the detailed descriptions you provided that your sacred place is making unique contributions to your community. We are excited to support important preservation projects and provide capital and training for historic congregations, like yours, to leverage new money through innovative capital campaigns.

Please begin your application today! The FIRM deadline is (12 AM PST July 20, 2020). The application is now accessible to you online on [Foundant](#), our grants interface system, which you can access through the same link as the LOI application at the bottom of the "How to Apply" page on our website.

The full application will be available to you once you are on your dashboard after logging into your [Foundant](#) account. The full application goes into significantly greater depth than the Letter of Intent so we encourage you NOT to delay preparation of the submission until the last minute.

Here is the direct link to the online grants management system, Foundant.

<https://www.grantinterface.com/Home/Logon?urlkey=nthpsp>

We will be offering a webinar to guide you through the application process on **June 23rd, 2020 at 12 pm ET**. You can either join us live, or review it at any time after the event via a link that will be sent in a follow up email. A registration link to the webinar will be sent to you soon. If you have any questions about the application PLEASE CONTACT ALLISON KING, the Grants and Programs Manager, at ...

### **Application Dates to Remember:**

**Application Webinar:** June 23, 2020 at 12 pm ET

**Full Applications Due:** July 20, 2020 at 12 am PST

**Final Notifications:** October 1st, 2020

We look forward to receiving your completed application, and we commend you for the dedicated stewardship of your historic sacred place and the important role you fill in your community.

Sincerely,

A. Robert Jaeger  
President of Partners for Sacred Places

Cherilyn Widell  
Director of the National Fund

## **Analysis of Historical Significance**

Grace Episcopal Church (Grace) occupies a central position in the Farlow and Kenrick Parks Historic District of Newton Corner, a landscape commanded for nearly 150 years by Grace's looming stone tower. The parish of Grace was first organized in 1855, and John Singleton Copley Greene—son of Elizabeth Clarke Copley, the artist's daughter—served as the congregation's first rector. The congregation soon surpassed the capacity of its original wooden chapel at the corner of Washington and Hovey Streets, and by the early 1870s was in need of a larger building. A location for the new church was identified between Vernon and Church Streets, and the three-acre parcel was purchased on October 23, 1871, from Elizabeth T. Eldredge; shortly thereafter, Eldredge Street was cut through and named in her honor. Brevet Maj. General Adin B. Underwood laid the cornerstone, brought over from the old wooden chapel, on September 4, 1872. Alexander Rice Esty's plans for the great stone church were realized "as rapidly as was consistent with the solidity and elaborateness of the structure." In the end, the building materials and land cost the parish about \$105,000, or a relative value of at least US\$(2019)2,270,000.<sup>1</sup> The first service was held in the stone church on November 30, 1873, one month before Newton became a city.

At its founding, Grace parishioners were workers whose mills along the Charles River crafted famed New England textiles and the "merchants, clerks, and what not" who steamed eastward to Boston every morning on the *Meteor* and returned in the evening to "the tranquil joys of their suburban domiciles amid the trees and flowers."<sup>2</sup> Shortly after our founders laid the cornerstone of Grace, the Great Boston Fire wreaked massive destruction to the area's economy, including razing fifteen businesses owned by Grace parishioners. Even with scaled-back plans, it took fifteen years to pay off the debt on the building; though Newton families worshiped in the stone church during that time, the Bishop refused to consecrate the building until the debt was settled. All the while, under the rectorship of Rev. George Wolfe Shinn—a founder of the Newton Cottage (Newton-Wellesley) Hospital, member of the Newton School Committee, and friend to many local organizations—a missional spirit to help the poor and respond to the needs of the community became Grace parishioners' hallmarks, just as the building itself became a landmark in the area.

Widespread local pride for the stone church was evident as early as 1873, when the Newton city directory included the following notice even before construction was complete: "From its present appearance it is believed that this structure [Grace Episcopal Church] will not be surpassed in beauty and appropriateness of design by any rural church in this country."<sup>3</sup> Grace, with its high Gothic-style tower, belfry, and spire rising to 107 feet, is an integral part of the local neighborhood with its Victorian homes and adjacent Farlow Park, Newton's first municipal outdoor space, designed in 1883 by George Frederick Meacham. Today, as in the 1880s, the park is well-used by families that live in the neighborhood and "steeple predominate" the vista from the park.<sup>4</sup> The strong visual impact of Grace's silhouette, rising above the park's trees, is apparent in drawings and photographs made since the church was completed, including those featured on countless postcards sent across the country out of pride for the old stone church of Newton. In 2023, the stone church will celebrate 150 years, a milestone for us to observe by preserving the integrity of the property, and honoring the evolution of this country parish into a cosmopolitan architectural gem of the Garden City.

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<sup>1</sup> S.F. Smith, *History of Newton, Massachusetts: Town and City, from Its Earliest Settlement to the Present Time, 1630–1880* (Boston: The American Logotype Co., 1880), 694–699.

<sup>2</sup> M.F. Sweetser, *King's Handbook of Newton, Massachusetts* (Boston: Moses King Co., 1889), 39–40.

<sup>3</sup> Drew, Allis & Co., *The Newton Directory* (Newton: H.N. Hyde, 1873), 213–214.

<sup>4</sup> Brown, Richardson & Rowe, Inc., "[Farlow-Chaffin Park: Historic Planning and Design](#)," (2006): 5–6.

## **Historically Significant Features**

Description of Grace Episcopal Church, Newton from the [successful nomination of Farlow and Kenrick Parks Historic District to the National Register of Historic Places](#). Prepared by Candace Jenkins of the Newton Historical Commission, and approved and submitted by the Massachusetts Historical Commission on May 28, 1982.

“In addition to its many fine residential properties, the district contains several churches of outstanding architectural quality. . . . Grace Episcopal Church (#1575) was designed by Alexander R. Esty. Grace Episcopal ranks as one of the most important churches in Newton. . . . Grace Church (1872) appeared at the midpoint of Esty’s architectural career and is considered one of his major works. Its design was based on the solemn, stone Gothic Revival espoused in England by A.W.N. Pugin and by Richard Upjohn, the leading exponent of Pugin’s theories in this country. The building’s angled siting and offset tower at the southwest corner give the impression of complexity to a simple cruciform plan. The steep gable end, with a gable-roofed side entrance extending beyond the main block and placed to balance the corner tower, faces Eldredge Street. The tower contains two entrances and rises to an open belfry trimmed with Gothic arches, tracery, and colonnettes. The transition between the rectangular base, and polygonal stone spire is accomplished by the use of broaches at this level. A minimum of exterior detail and continuous wall material serve to emphasize the tower’s height. . . . The church was constructed of load-bearing conglomerate stone laid in a random pattern. Door and window openings were trimmed with red and yellow dressed sandstone in alternating blocks. This material was also used as coping for buttresses located at the entrances, tower, and transepts...

The Farlow and Kenrick Parks Historic District possesses integrity of location, design, setting, materials and workmanship as well as associations with Newton’s nineteenth century development as a fashionable Boston suburb. Taking its name from the two small parks within its boundaries, the district exemplifies the city’s period neighborhoods in several important ways: the high quality of its architecture, the emphasis on picturesque planning and attention to landscape detail, and the siting of imposing civic and institutional buildings within a primarily residential setting... The Farlow and Kenrick Parks Historic District remains as an excellent example of an upper-middle class, late-nineteenth century residential neighborhood. Preserving a number of outstanding structures, as well as two small parks, and the original curving streetplan, it has been identified as one of the best such examples in Newton and the Boston area.”

The Eldredge Chime of Grace Church was given by Elizabeth T. Eldredge. Housed in the tower’s belfry 60 feet above the ground, the nine bells combined weigh 8,296 pounds, are known for their remarkably pure tone, and were the first chime introduced in Newton. They were cast in the summer of 1873 by William Blake & Co., utilizing techniques Blake acquired while training with Paul Revere, III. Grace’s chimes define the bucolic soundscape of the Farlow and Kenrick Parks Historic District, having pealed to celebrate the end of world wars, to solemnize 9/11 and the Boston Marathon Bombing, and most recently, at the request of local teachers, to honor Newton’s class of 2020 as they observed their graduation in the midst of a pandemic.

Alexander Rice Esty’s design was self-contained. A chapel, parish house, and library (1884), and choir hall (1892), were designed by Grace member, clerk, and prominent architect, William P. Wentworth, who designed St. Luke’s Episcopal Church (Jamestown, NY, NRHP) and Trinity Episcopal Church (Watertown, NY, NRHP) around the same time. The adjacent rectory was the final addition to the campus in 1914, designed by Hubert G. Ripley. All are of the same style and materials and make a cohesive campus.



### Summary & Justification of Proposed Treatment: Restoration

This response is based on the Tower Structural Masonry Conditions Report, dated September 2019, which was provided by John Wathne, PE. of Structures North Consulting Engineers, Inc. The tower has also been examined by engineers from Simpson Gumpertz and Heger and Judith Selwyn, a historic masonry restoration consultant. All parties agreed on the urgency of the structural condition and the approach to stabilization and repair.

The structure was originally surveyed in 2010 and determined to be damaged but stable. In 2019, the structure was re-assessed through a detailed examination of the interior condition, all of which is accessible, and the exterior with the use of a manlift. The engineering team found that the structure had deteriorated beyond what could have been anticipated and that the stability of the tower is now in question. There is a moderate to severe amount of mortar joint erosion throughout the masonry with significant areas of loose exterior masonry, including very large cornice stones. Structures North recommends sequentially removing all shifted stone elements, excavating and restoring the back-up construction, and then reinstalling the removed stone units using stainless steel ties to the back-up construction to prevent future separation. There is a chance that some areas of the back-up will be in such poor condition that the excavations may go all the way to the interior and require full thickness rebuilding. There are also multiple, rising vertical cracks running through the interior wall to the exterior surface, caused by an outward deflection of the structure.

The most alarming condition noted in the 2019 survey is the outward separation and unrestrained movement leading to a severe deterioration of the northeast corner of the spire. If conditions continue to progress without intervention, the tower will reach a point of global instability. The stabilization of the flared base of the spire, the weakest point of the tower, is therefore an imminent priority. Structures North has proposed a composite masonry stabilization system called "VoidSpan." This is a system of double ended anchor ties that re-binds the interior masonry structure with the exterior stone cladding. The anchors are tied to a series of internal steel frames. The supplemental horizontal restraint provided by the composite system will resist the spreading that has allowed major cracks to occur and permanently stabilize the tower. This system was most recently used to stabilize the 160-foot University Center Tower at Lehigh University and is now being used at the carillon tower at Cornell.

Other repair scope includes:

- Cracks are to be repaired by pinning and injecting with a pozzolanic lime grout.
- Deterioration of existing metal reinforcement and lintels must be stopped by cathodic protection, an electronic charging system that can reverse corrosion on ferrous metal.
- All exterior masonry (100%) will be deeply cut to remove failed mortar and then repointed so water infiltration can be stopped.

- Cracks in individual ashlar stone units should be repaired off-site and re-set.
- Buttresses need to be rebuilt by dismantling and reconstructing these elements with the addition of internal stainless steel ties.
- The wood tracery frames of the belfry openings need to be consolidated, repaired and painted. New bird screen will be installed.
- To safeguard the foundation of the tower, exterior water-proofing and an under-slab drainage system will be installed.

Once restored, the tower's inherent structural deficiencies will have been permanently remedied and the exterior surface will be weather tight for forty to fifty years. We predict that 95% of the tower's original material will be retained and can guarantee that the masonry team we select will be skilled on historic masonry restoration and knowledgeable and respectful of the Secretary of Interior's Standards for the Treatment of Historic Buildings.

**Grace Episcopal Church**  
**Treasurer's Condensed Operating Statement**

Operating Fund		<b>Budget Year 2020</b>
<b><u>OPERATING REVENUE</u></b>		
Pledged Donations		211,708
Plate - weekly donations		9,000
Rental Income - Rectory and Parish House		123,713
<b>Total Revenue</b>		<b>344,421</b>
<b><u>OPERATING EXPENSE</u></b>		
Payroll Expenses		269,762
Program Expenses		20,000
Overhead (insurance, utilities, general office expenses)		75,197
Outreach & Social Action		51,790
Property Maintenance		40,700
<b>Total Expense</b>		<b>457,449</b>
<b>Net Operating Surplus (Deficit)</b>		<b>(113,028)</b>
<b>Major Property Expenditures Budget for 2020</b>		<b>50,000</b>
<b>Total Deficit/Draw from Endowment</b>		<b>(163,028)</b>



## ***Grace Episcopal Church Balance Sheet***

<b>Assets</b>	<b>2019</b>
Cash	51,439
Investments	2,207,316
Property	
76 Eldredge - Land/Buildings	3,936,500
64 Eldredge - Rectory Land/Bldg	870,000
Subtotal Property	<u>4,806,500</u>
Total Assets	<u><u>7,065,255</u></u>
<b>Net Assets and Liabilities</b>	
Unrestricted	1,704,267
Unrestricted-Property	4,806,500
Temporarily Restricted	132,381
Permanently Restricted	422,107
Total Net Assets	<u><u>7,065,255</u></u>

Source: Property Valuation - Tax Assessor's Database-City of Newton

Note: Cash balance is "bank balance" of both RDF and Operating cash  
Unrestricted net assets are cash plus unrestricted portion of Investments

## **Scott Aquilina, AIA, NCARB**

1253 Commonwealth Avenue  
Newton, Massachusetts  
sbaquilina@gmail.com

### **Professional Summary**

A practicing architect for over 25 years, Scott Aquilina provides strategic planning and design leadership for new, revitalized and expanded buildings for educational and cultural institutions with a concentration in historic preservation.

As a principal with Bruner/Cott Architects, Scott was the principal-in-charge for renovations at the First Church of Christ, Scientist and the Huntington Theatre in Boston and the restoration and expansion of the historic Hamilton Chapel at Belmont Hill School. Before joining Bruner/Cott, he was a Senior Associate with Ann Beha Architects where he led multi-disciplinary teams through planning, design and construction for a wide variety of clients, including Boston Symphony Orchestra, the New England Conservatory, and the Currier Museum of Art. He also was the principal architect for the restoration of the 1732 Durant Kenrick Homestead for the Newton Historical Society. He fosters broad, collaborative team leadership to deliver projects which successfully meet program needs and budget targets while achieving design of the highest standard. His projects have been recognized for design excellence from national and state chapters of the AIA, the Massachusetts Historical Commission and the Society for College and University Planning.

Scott is currently self-employed as a consultant providing integrated advisory services and project management to non-profit and other institutional owners of heritage properties in support of sustainable stewardship. The goal is to combine holistic planning, technical services, innovative programming, and advocacy for external funding to allow communities to succeed while maintaining and adapting their historic properties.

### **Professional Experience**

Sustainable Heritage Consultants, Newton, MA 2019  
Bruner/Cott Architects, Boston, MA 2015-2019  
Ann Beha Architects, Boston, MA 2001-2015  
Solomon + Bauer Architects, Watertown, MA, 1996-2001  
The Ritchie Organization, Newton, MA, 1992-1996  
Cesar Pelli and Associates, New Haven, CT 1989-1992  
The National Trust (UK), London, England, 1985

### **Projects**

#### ***Springfield Technical Community College, Springfield, MA***

*Completion: Summer 2018.* This 100,000 square foot DCAMM project repurposed an 1860's munitions warehouse on the site of the Springfield Armory to provide a new library, student center and one-stop administrative student support service. Role: Senior Associate leading design, project management and client communication from master planning through schematic design.

#### ***New England Conservatory, Boston, MA***

*Completion: Fall 2017.* The Student Life and Performance Building is a 150,000 square foot, ten-story building which provides a residence for 250 students, dining facility, library, rehearsal rooms and Opera Studio Theatre. Role: Senior Associate leading design, project management and client communication from schematic design through permitting.

**Scott Aquilina, AIA, NCARB**

1253 Commonwealth Avenue  
Newton, Massachusetts  
sbaquilina@gmail.com

***Symphony Hall, Boston, MA***

**Renovations: 2003-2015.** As a senior associate with Ann Beha Architects, Scott Aquilina implemented a master plan which established strategies for renewal of the Hall and its expansion on adjacent properties. Over ten years of renovation and renewal, the Hall and its renowned acoustics have been preserved, while significant improvements were made to the interior, including a new stage, lighting and restored seating as well as a new, accessible lobby and box office, back of house facilities and social gathering spaces. Various options for additions to the Hall were considered including a companion hall for concerts and events. The plan and ongoing renovations celebrate the Symphony's distinguished tradition and its important role in the cultural landscape of the city, while accommodating the needs 21st century musicians and audiences.

***Cornell Law School Expansion, Ithaca, NY***

**Completion: Spring 2014.** A multi-phased expansion to the 1932 law school quadrangle, this project focused on a 20,000 square foot below grade addition which provided two case study classrooms, a 200-seat auditorium, student-faculty lounge, new services and access to a reconceived courtyard landscape. The project was the first LEED Platinum certified project at Cornell. **Role:** Senior Associate leading design, project management and client communication from conceptual design through construction. This project was initiated in a facilities master plan completed in 2011.

***Chapin Hall, Williams College, Williamstown, MA.***

**Completion: Spring 2012, Fall 2015, Fall 2017.** The 2012 project upgraded this 1911 Ralph Adams Cram landmark with all new mechanical and fire protection systems, universal access and lighting while setting the stage for a second phase providing new seating and staging configurations to support musical rehearsal and performance completed in the Fall of 2015. A final phase, completed in 2017, provided custom acoustical upgrades and a new audio-visual system. **Role:** Senior Associate/Principal leading design, project management and client communication from conceptual design through construction.

***Diana Chapman Walsh Alumnae Hall, Wellesley College, Wellesley, MA.***

**Completion: Spring 2010.** Alumnae Hall is a 1922 Ralph Adams Cram landmark on the Wellesley campus which provides a gathering place for large events as well as the home of the college's drama program. This project achieved a complete interior renovation focusing on the restoration of historic decoration and the installation of all new systems, seating, and theatre equipment for two theatres, rehearsal space, classrooms and multipurpose gathering spaces. The project achieved a LEED Gold certification, the first on the Wellesley Campus. **Role:** Senior Associate leading design, project management and client communication from schematic design through construction.

***Carl A. Fields Center, Princeton University, Princeton, NJ***

**Completion: Fall 2009.** Following a master plan in which multiple locations were evaluated, this campus landmark was selected for the new Center of Equality and Cultural Understanding. The 1890 stucco and stone building had been altered over the years and poorly maintained. The exterior was restored to its original design while meeting rigid university standards for energy conservation. The interior required a complete reconstruction to support new program needs and to accommodate the installation of all new mechanical and electrical systems. A new wing was added to provide an event space for academic and community programs. The project was designed to meet criteria for LEED Silver certification. **Role:** Associate responsible for leading design and project management from master planning, conceptual design through construction.



**Scott Aquilina, AIA, NCARB**

1253 Commonwealth Avenue  
Newton, Massachusetts  
[sbaquilina@gmail.com](mailto:sbaquilina@gmail.com)

***Cambridge Public Library, Cambridge, MA***

*Completion: Spring 2009.* In collaboration with William Rawn Associates, this project achieved the restoration, renovation, and expansion of an historic public library. Ann Beha Architects was responsible for all aspects of the 1879 structure, including the restoration of exterior masonry, historic windows and slate roofs. Extensive interior work included the integration of all new mechanical and electrical systems and the restoration of historic wall murals and furniture. ABA was also responsible for the FFE fit out of both the new and existing wings of the library. The project achieved a LEED Gold certification. *Role:* Project Manager for the ABA team from Conceptual Design through Design Development.

***Currier Museum of Art, Manchester, NH***

*Completion: Fall 2007.* Following an extensive master planning process, this 1929 landmark building and later additions were renovated, and a new wing was constructed to provide special exhibition galleries, curatorial offices, classrooms, and auditorium as well as a new entry lobby and Winter Garden, the primary gathering and event space for the museum. *Role:* Project Manager responsible for leading design and project management from the conceptual design phase through construction.

**Awards*****Academic Center, Cornell Law School***

2016 Boston Society of Architects Design Award  
2015 National Design Award, Society of College and University Planning

***Alumnae Hall, Wellesley College***

2011 Massachusetts Historical Commission Award  
2011 Preservation Massachusetts Tsongas Award

***Carl A. Fields Center, Princeton University***

2010 AIA New Jersey Honor Award  
2010 BSA Honor Award

***Currier Museum of Art***

2009 AIA New England Honor Award  
2009 AIA New Hampshire Honor Award

***Cambridge Public Library***

2009 Massachusetts Historical Commission Award

***Albany Institute of History & Art***

2001 Preservation League of New York State  
Mark of Excellence Award

**Scott Aquilina, AIA, NCARB**

1253 Commonwealth Avenue  
Newton, Massachusetts  
*sbaquilina@gmail.com*

**Professional Registration**

Commonwealth of Massachusetts  
State of New York  
N.C.A.R.B. Certified

**Education**

Master of Architecture, Princeton University  
Bachelor of Arts, Princeton University, summa cum laude in Architectural History

**Professional Affiliations**

Boston Society of Architects  
Association for Preservation Technology  
Boston Preservation Alliance  
International Council of Fine Arts Deans  
National Associations of Schools of Music  
Newton Upper Falls Historic District  
Preservation Massachusetts  
Society for College and University Planning

**Personal**

Scott lives in Newton, MA along the Boston Marathon route with his wife and two children. For twenty-five years, he has been an active member of Grace Episcopal Church in Newton Corner, where he serves on the Property Committee, overseeing care of the 1873 landmark sanctuary and parish support buildings. Scott also volunteers as an adult mentor on the Diocesan Youth Council, a youth group which provides leadership training and faith-based retreats at its camp in Southern New Hampshire. Scott was recently appointed to the Newton Upper Falls Historic District Commission.

Middlesex South Registry of Deeds

DATE

1/19/99

TIME

9:16

DOC#

154

PRESERVATION RESTRICTION AGREEMENT  
between the COMMONWEALTH OF MASSACHUSETTS  
by and through the MASSACHUSETTS HISTORICAL COMMISSION  
and the Grace Church

The parties to this Agreement are the Commonwealth of Massachusetts, by and through the Massachusetts Historical Commission located at the Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, Massachusetts 02125, hereinafter referred to as the Commission, and the Grace Church 76 Eldredge Street, Newton Corner, Ma. hereinafter referred to as the Grantor.

WHEREAS, the Grantor is the owner in fee simple of certain real property with improvements known as the Grace Episcopal Church, thereon as described in a deed dated October 23, 1871 from Elizabeth T. Eldridge, et als, to The Parish of Grace, recorded with the Middlesex South Registry of Deeds, Book 1183, Page 443, and which is located 76 Eldredge Street, Newton Corner, Ma. hereinafter referred to as the Premises.

WHEREAS, the Grantor wishes to impose certain restrictions, obligations and duties upon it as the owner of the Premises and on the successors to its right, title and interest therein, with respect to maintenance, protection, and preservation of the Premises in order to protect the architectural, archaeological and historical integrity thereof; and

WHEREAS, the Premises is listed in the State Register of Historic Places as a contributing property to the Farlow and Kenrick Parks National Register Historic District; and

WHEREAS, the preservation of the Premises is important to the public for the enjoyment and appreciation of its architectural, archaeological and historical heritage and will serve the public interest in a manner consistent with the purposes of M.G.L. chapter 184, section 32, hereinafter referred to as the Act; and

WHEREAS, the Commission is a government body organized under the laws of the Commonwealth of Massachusetts and is authorized to accept these preservation restrictions under the Act;

\* and in a second deed dated October 23, 1871 from Elizabeth T. Eldridge, et als, Trustees to the Parish of Grace Church recorded with said Deeds in Book 1183, Page 445.



NOW, THEREFORE, for good and valuable consideration, the Grantor conveys to the Commission the following preservation restrictions which shall be for a period in Perpetuity to the Premises.

These preservation restrictions are set forth so as to ensure the preservation of those characteristics which contribute to the architectural, archaeological and historical integrity of the Premises which have been listed on the National and/or State Registers of Historic Places, under applicable state and federal legislation.

Characteristics which contribute to the architectural, archaeological and historical integrity of the Premises include, but are not limited to, the artifacts, features, materials, appearance, and workmanship of the Premises, including those characteristics which originally qualified the Premises for listing in the National and/or State Registers of Historic Places.

The terms of the Preservation Restriction are as follows:

1. Maintenance of Premises: The Grantor agrees to assume the total cost of continued maintenance, repair and administration of the Premises so as to preserve the characteristics which contribute to the architectural, archaeological and historical integrity of the Premises in a manner satisfactory to the Commission according to the Secretary of the Interior's "Standards for the Treatment of Historic Properties." The Grantor may seek financial assistance from any source available to it. The Commission does not assume any obligation for maintaining, repairing or administering the Premises.

2. Inspection: The Grantor agrees that the Commission may inspect the Premises from time to time upon reasonable notice to determine whether the Grantor is in compliance with the terms of this Agreement.

3. Alterations: The Grantor agrees that no alterations shall be made to the Premises, including the alteration of any interior, unless (a) clearly of minor nature and not affecting the characteristics which contribute to the architectural, archaeological or historical integrity of the Premises, or (b) the Commission has previously determined that it will not impair such characteristics after reviewing plans and specifications submitted by the Grantor, or (c) required by casualty or other emergency promptly

reported to the Commission. Ordinary maintenance and repair of the Premises may be made without the written permission of the Commission. For purposes of this section, interpretation of what constitutes alterations of a minor nature and ordinary maintenance and repair is governed by the Restriction Guidelines which are attached to this Agreement and hereby incorporated by reference.

4. Assignment: The Commission may assign this Agreement to another governmental body or to any charitable corporation or trust among the purposes of which is the maintenance and preservation of historic properties only in the event that the Commission should cease to function in its present capacity.

5. Validity and Severability: The invalidity of M.G.L. c. 184 or any part thereof shall not affect the validity and enforceability of this Agreement according to its terms. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.

6. Recording: The Grantor agrees to record this Agreement with the appropriate Registry of Deeds and file a copy of such recorded instrument with the Commission.

7. Other Provisions: None applicable.

The burden of these restrictions enumerated in paragraphs 1 through 7, inclusive, shall run with the land and be binding upon future owners of an interest therein.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12<sup>th</sup> day of December, 1998.

Jennifer D. Rosser  
Senior Warden

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

DECEMBER 12, 1998

Then personally appeared the above named JENNIFER D. ROSSER,  
and acknowledged the foregoing instrument to be the free act and deed of Grace Church,  
before me,

Notary Public

My Commission Expires 9/30/99

Quinn Patenaude

APPROVAL BY THE MASSACHUSETTS HISTORICAL COMMISSION

The undersigned hereby certifies that the foregoing preservation restrictions have been approved pursuant to Massachusetts General Laws, Chapter 184, section 32.

MASSACHUSETTS HISTORICAL COMMISSION

By Judith B. McDonough  
Judith B. McDonough  
Executive Director  
Massachusetts Historical Commission

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

November 3, 1998

Then personally appeared the above named Judith B. McDonough and acknowledged the foregoing instrument to be the free act and deed of the Massachusetts Historical Commission, before

Notary Public

Elsa H. Fitzgerald  
My Commission Expires 10/9/2003





March 12, 2020

Grace Episcopal Church  
76 Eldredge Street  
Newton, MA 02458

Attn: Scott Aquilina  
Re: Pricing Options

Louis C. Allegrone, Inc. (Allegrone) performed detailed pricing per the following:

- Met onsite to review and discuss drawings
- Per the following Structures North drawings:
  - Drawings T1 thru T6 dated 2/4/20
  - Drawings R1 thru R6 dated 2/4/20
- Includes Scope Items 1, 2, 3 & 4 as noted on the drawings
- Based on historical data, industry standards and best practices
- Assumes prevailing wage rates, which will be required if any grant money is involved in the restoration.
- Excludes the cost of drawings, permits and bond fees
- Designer Fees for this type of project can range from 8% to 15%, it is reasonable to assume 12%

Options	Price	Contingency	Escalation	Total
Full Restoration	\$2,024,000	\$ 222,000	\$ 0	\$2,244,600
Restoration Scope #1	\$ 881,000	\$ 88,000	\$ 0	\$ 969,000
Restoration 2, 3 & 4	\$1,331,000	\$ 133,000	\$ 59,000	\$1,523,000
Full Truncation	\$1,724,000	\$ 172,000	\$ 0	\$1,896,000
Truncation 1 & 2*	\$1,516,000	\$ 152,000	\$ 0	\$1,668,000
Full Demolition	\$1,681,000	\$ 168,000	\$ 0	\$1,849,000

\*Truncation Scope Items 1 & 2 are priced together because there is a concern that if you did not perform the structural repairs in Scope Item 2 and only perform Scope Item 1, that the tower may become structurally unstable creating an unsafe condition.

#### Major Scope Items & Quantities

Scopes of Work	Units	Full Rest.	Rest. Scope 1	Rest. 2, 3 & 4	Trunc.	Trunc. 1 & 2
Stone Anchors	Each	338	200	138	110	95
Grout Injection	CF	327	210	117	77	77
Repoint Exterior	SF	7,116	1,316	5,800	4,000	920
Repoint Interior	SF	2,736	856	1,880	630	630
Duration	Month	9	6	6	9	8

#### Definitions

- Price is cost in 2020 dollars
- Contingency for historical restoration typically ranges from 5% to 15%, we've used an average of 10% to repair unforeseen conditions
- Escalation accounts for labor & material inflation that ranges from 1% to 3% per annum, we've used an average of 2% increase per year, and for the work to occur in 2022, which nets a (2% x 2 years) 4% increase.
- All costs are rounded to the nearest thousand
- Duration months is both time onsite and time that the building will have scaffolding.

Please don't hesitate to contact us with any questions.

Best Regards,

Michael Mucci  
Louis C. Allegrone, Inc.

14 September 2019

Grace Episcopal Church  
76 Eldredge Street  
Newton, MA 02458-2098

Attention: Scott Aquilina

Reference: Tower Structural Masonry Conditions Update

Dear Scott:

On Tuesday, August 13, 2019 we performed an updated exterior inspection of the tower at Grace Church from the ground, the interior and an aerial lift. The following is an updated summary of our observations along with *recommendations*, starting with our February 2011 report as a base.

**Tower Description:**

Grace Church's tower is constructed of mass wet-laid stone masonry. The exterior is faced with un-coursed ashlar granite and Roxbury pudding stone with buff and brown sandstone trim, constructed against a wet-laid random rubble back-up at the interior. Core-drilled holes into the back-up construction (done as part of SGH's investigation) find the rubble to be well-bonded with a high volume of what appears to be lime and cement mortar, but with small fissures and voids as would be expected with the irregularity of the stone units. Window and door openings are lined with brick piers and arches for dimensional consistency.

The base of the tower is square in plan, enclosing a small space at the basement level, and then ascending rectilinearly upward around finished entryway at the sanctuary, or grade level, a small ceiling crawlspace above it, then a tall space containing the bell console and then the belfry. At the exterior there are flared buttresses at each corner that are oriented at 45 degrees in plan to the primary axes and taper inward in a stepped fashion to terminate against the underside of a stone band that runs around the base of the belfry. The belfry steps inward and the buttresses re-express themselves as small gablets against what become diagonal facets at the corners of the belfry walls.

The south, east and west faces of the tower are penetrated by three arched door openings at the sanctuary level, two of which lead to the exterior and one of which enters the interior. At the east elevation there are two lancet windows that light a stairway that flanks the wall up to the bell console room, which has small louvered lancet openings centered in each of the east, south and west walls, the north wall being obscured by a cricket that connects with the main church structure.

The belfry has large louvered openings in each of its four walls. These each consist of two lancets under a single rose-type opening all set into arch-topped carved wooden tracery panels, one for each wall.

At the top of the belfry the spire begins with a flared base against a stone band and enclosing an interior “spire base level”, then becomes steeper on the exterior as it runs in and octagonally conical fashion up to a point. At about the of the flair there are small louvered lanceted dormlets that ventilate each face of the spire.

## **Noted Conditions:**

### Interior

We accessed all levels of the interior and viewed the core holes, noting the following:

#### *Interior/ Basement Level-*

- 2011 Condition: Water apparently enters the basement space below the tower through the foundation, where one can see sand deposited along the bases of the stone foundation walls, either from being transported from below or from water seeping through the walls. *The wall infiltration probably comes from a combination of upwelling groundwater and surface percolation that comes from under or through the masonry.*

2019 Condition: Presumed unchanged. *Depending upon the severity of the problem better surface water management, perimeter drains or a filtered sump could all help the situation.*



- 2011 Condition: Additional water apparently enters the space through a brick pier which is at the bottom of a small stairway that leads up to the sanctuary level within a niche set into east tower wall. The pier supports the north end of an arch that crosses over the top of the niche at the bell console level and supports the full thickness wall construction above. We were told that the water seeps out through cracks that are visible in the pier, presumably having traveled down through the internal wall construction before reaching and exiting at this level.

2019 Condition: Presumed unchanged. *The crack should be repaired by pinning and injecting with a pozzolanic lime-based grout. The water should be dealt with at its source.*

#### *Interior/ Sanctuary Level-*

- 2011 Condition: There is a large vertical crack that is visible through the south face of the same brick pier (on the north side of the stair niche).

2019 Condition: Unchanged. *The crack should be repaired by pinning and injecting with pozzolanic lime-based grout.*

- *None of the other structural masonry of the tower is visible at this level due to the presence of interior finishes other than for above the ceiling, where conditions resemble those noted within the bell console level directly above.*

#### *Interior/ Bell Console Level-*

- 2011 Condition: There are structural cracks running through the interior stonework of the tower at the following locations:
  - Vertically through the center of the north face, and diagonally up the north face from the lower northwest corner.
  - Vertically through the corner where the north wall meets the west.
  - Vertically up the north edge of the east wall, upper half.
  - Vertically along the east edge of the south wall.
  - Vertically where the south and west walls meet.

2019 Condition: All of the same cracks remain, with some new cracks that are noted below:

- At the lower portion of the northeast corner and just to the north of the corner.
- Above the punched window opening at the center of the west elevation.

The amount of cracking within the lower portion of this structure is somewhat troubling, especially given the seemingly well-cemented nature of the wall masonry wall construction and the relative staleness of the tower's lower sections.

One potential cause of the cracking may be incompatibility between masonry materials such as when a tall structure is constructed as a composite of brick and stone. The tower at Grace has vertically stacked brick-lined openings surrounded by stonework that runs to the ground. Brick will swell with moisture and permanently expand whereas stone will not. When expanding brick structures such as arches and piers are surrounded by stone construction, the expansion can cause cracks and shifting



in the stonework. If the brick archways expand, their pointed tops will tend to split the surrounding stonework above the arches, and push outward and downward at their bases. This would be consistent with the damage that I observed within the masonry in these areas (as further described in this report). Fortunately these growths, which occur at the beginning of a structure's life, do not continue unless something elevates the moisture levels in the brickwork above previously ambient levels.

*The cracks should be jet-cleaned, surface pointed and then injected with grout. Consideration should be given to creating supplemental horizontal restraint within the tower, to resist the spreading that has allowed these cracks to occur.*

*We recommend providing horizontal restraint within the wall construction. This can be done with the installation of two segmented (L-shaped) or three-segmented galvanized steel tensioning frames that are mounted onto the interior surfaces of the walls at the corners of the tower and anchored into the masonry. Sprung rods are then run between the frames that exert a constant horizontal compression force into the masonry, countering any horizontal forces that could cause the cracks (please see “Exterior”, below). These would be placed at the top and bottom of this level.*

- 2011 Condition: There are also cracks around the brick arch that spans over the east wall's stair niche, and the ferrous metal bar that ties the bottom of that arch is rusting, and possibly beginning to pry the masonry apart at the rust expands. As a result, cracks have radiated from the ends of the arch and a single diagonal crack from above it.

2019 Condition: The same cracks remain, however in addition to these the brickwork below the arch's north end is deteriorated, spurred on by water infiltration.

*The metal strap must be stopped from further rusting, either by exposing and coating it, which given its integrally embedded position is unfeasible, or cathodically protected, and the cracks should be repaired. Cathodic protection consists of electrically connecting sacrificial anodes to the bar and embedding the anodes into the masonry to reverse the corrosion current on the ferrous metal. Replacement of this embedded and critically loaded member would be a difficult endeavor.*

*Water infiltration that has damaged the brickwork under the north end, and has promoted the on-going rust, should be stopped.*

- Additional 2019 Condition: There is peeling paint on the west wall that is likely being caused by moisture coming out of the wall after infiltrating through the exterior. *The exterior masonry should be repointed so that the infiltration can be stopped.*

*Interior/ Belfry Level-*

- 2011 Condition: There is a moderate to major amount of mortar joint erosion throughout the interior-facing masonry at this level, with several areas of loose stones. The most eroded zones where loose stones occur are as follow:
  - Above the north wall lancet opening and toward the east.
  - Above the north side of the east wall lancet opening and a few scattered locations on the south side.
  - Scattered about the upper portion of the south wall, mostly to the east of the lancet opening and some areas to the west.

Hidden within these deeply eroded and loose areas may be structural cracks, which are hard to visually identify given the overall lack of intact material by which to compare the crack lines to.

2019 Condition: Erosion appears to have increased moderately since 2011, and there is now a detectable crack in the upper, northeast “facet” of the belfry.

*All deeply eroded mortar joints should be cut and cleaned and all loose mortar, chinkers and stones should be re-set. Cracks should be identified and jetted clean and then pointed and grout injected as the loose stones are put back into place. The entire zones should then be surface pointed with a well bonded, compatible mortar.*

- 2011 Condition (2019 similar): The wooden louver tracery panel at the north wall has become detached from the masonry surround and has fallen





backward, toward the interior of the belfry. This has revealed a gap between the exterior stone trim and the brick arch in the back-up of several inches, where water can freely enter the interior of the wall construction. We expect the exposed, open gap in the stonework to be a primary source of infiltrating water.

*The tracery panel should be positioned back into place and be firmly fixed against future movement and the surrounding stone interface should be bridged with sealant. Consideration should be given to applying similar measures to all of the tracer panels to prevent the same damage from eventually occurring.*

- Additional 2019 Condition: There are cracks running between the wythes of the brick arches that ring belfry openings at the north and east sides of the tower. *The cracks should be pointed, pinned and grouted, and cracked bricks should be replaced.*

#### *Interior/ Spire Base Level-*

- 2011 Condition: The stone masonry within the base section of the spire is in mostly good condition with scattered, minor erosions and cracks in the mortar pointing, however there are some areas with much deeper damage and loosening stones as noted below:
  - Along the bottom of the east wall, extending part way into the south.
  - Within the upper portion of this level on the north wall.

*Interior masonry restoration and repair should be done in a similar fashion to the belfry level, as described above in this report (please see "Interior/ Belfry").*



- 2011 Condition: There is a structural crack running upward through the north wall, generally along the angled facet from north to east. The stonework along this crack is eroded and some of it is loose.

2019 Condition: There is an additional crack running the northwest facet and vertical cracks at the east edge of the south wall face and the upper portion of the southwest facet.

*Crack repairs should be made in a similar fashion to the belfry level, as described above in this report (please see "Interior/ Belfry").*

- 2011 Condition: There was an icicle coming out of the core hole on the north wall, below the above-noted crack and deep mortar joint erosion. *Water infiltrating the exterior should be eliminated at its source.*

#### *Interior/ Spire Level-*

- 2011 Condition (2019 similar): Much of the exposed interior stonework within the spire has eroded mortar joints, and there are repeated vertical cracks running throughout the interior stone surfaces. *This is consistent with what has been seen below, within the tower, and should be treated in a similar fashion.*
- 2011 Condition (2019 similar): The brick arch on the south side of the tower is crumbling and a crack runs along the top of it. *The upper portions of the arch should be reconstructed.*
- 2011 Condition (2019 presumed similar) Water is leaking out of the core hole drilled into the north face of the spire. This water seems to be coming from within the interior of the wall construction, having traveled within internal pathways after entering through open joints and stone defects on the exterior. *Water infiltrating the exterior should be eliminated at its source.*



## Exterior

### *Exterior/ General-*

- 2011 Condition (2019 Condition similar but more severe): It appears that there have been several generations of exterior restoration work done on the tower, as there are several colors and textures of mortar exposed. At present, there are still scattered mortar joints that are eroded by varying degrees and some places cracked.

In addition to the above, Roxbury pudding stone as a material has natural cleavages and cracks, many of which pass completely through the units and can absorb and pass water.

Much of the water that is making its way to the interior is probably entering the masonry wall construction through these defects and trickling down through small cavities within the rubble back-up construction which are an endemic feature of this construction given the irregularity and random placement of the stones.

*Ideally the entire tower should be cut and repointed, however a spot pointing that addresses the most critical areas would be sufficient at this time. Cracked joints should be investigated as to the causes of the cracks, which in most cases are from displacement of the masonry units and of the structure itself (please see below). Where units are not to be re-set, cracks should be jetted clean with water, surface pointed, and the injected with pozzolanic lime-based grout.*



*Cracks in individual ashlar stone units, mainly those that are not to be removed, repaired off-site and re-set, can also be cross-pinned and injected with a variety of cement-based or adhesive-based stone restoration products.*

*Exterior/ Ground up to Belfry Level-*

- 2011 Condition (2019 Condition similar but more severe): There are repeated vertical splitting type cracks in the side faces of the buttresses which are indicative of outward buckling of sandstone quoin and shingle units with respect to the rubble back-up and ashlar stonework behind it. Two ferrous metal staples have been added to the sides of these buttresses presumably resist load the outward movements of the quoins and shingle stones.

Buttresses in general are prone to this type of damage, mainly due to the fact that they are elements of limited size that are exposed to the weather on three surfaces, with nothing restraining or bracing them externally. Water tends to soak into their interiors, which are usually composed of loose rubble construction, which disintegrates through repeated freezing and thawing cycles, typically resulting in a net horizontal expansion and occasional vertical compression. This puts bursting forces and vertical load concentrations on the external stonework, causing head joints to spread apart and trim stones to buckle.

As of 2019, buttress damage is as follows:

- The northeast buttress has a vertical separation crack for the full height of its north face above the roof, which has been pointed with mortar. This suggests an internal delamination of the front face, *which must be rebuilt*.
- The southeast buttress had a large spall in one of the outer stones, *which we removed during our survey*. There is also a continuous vertical crack along the buttress' inside corner that meets the south wall of the tower. This crack indicates that the buttress is separating from the tower. *Whereas the buttress appears to be materially sound enough internally, this can be remedied by jet-cleaning the crack, pinning across it with Port Anchors, and grout injecting the interface between the buttress and the wall. Grout-injecting Port Anchors are a patented invention of mine that are currently marketed sold as a separate corporate venture from Structures North and have been used successfully on a multitude of related projects.*



- The lower portion of the southwest buttress has a severe longitudinal crack running through its south face, which is indicative of internal deterioration, *and must be rebuilt.*
- The upper portion of the northwest buttress has a longitudinal crack running through its south face, which is indicative of internal deterioration, *and must also be rebuilt.*
- One of the shingle stones at the southeast buttress's lower step has split nearly in half due to a deep crack and spall. *For safety sake we removed the loose piece, which unfortunately revealed a gap below it which let more water into the masonry if not repaired. The removed piece was retained on site for reattachment.*



*Buttress rebuilding consists of dismantling and reconstructing these elements with the addition of internal stainless steel ties that prevent them from spreading in the future. It may be that some of the vertical cracking within the tower has been allowed in part to the shortening of the buttresses, which is evident through the cracking and outward buckling movements that have occurred in the stacked quoins and shingle stones.*

- 2011 Condition (2019 similar): There is a small, open gap in a mortar bed joint below the southeast buttress's stone that the northeast staple ties into. *This gap should be filled.*
- 2011 Condition (2019 similar): The middle "shingle" stone at the second step of the southeast buttress is split vertically up the middle. *This stone should be removed and pinned back together as part of a buttress repair effort.*

- 2011 Condition (2019 similar): There are several small open holes in the ashlar wall construction at the bell console level wall. These were probably from poorly bonded mortar or spots that were missed during the repointing due to difficult stone angles or the substrates having spalled off. *These should be re-cut and pointed.*
- 2011 Condition (2019 similar): The sandstone lintel and north side trim stones at the northern bipartite window at the sanctuary level stair niche are covered in efflorescence, which is indicative of water flowing through the wall construction behind them and evaporating outward through the stones (bringing salts which bloom on the surface). The salts reveal themselves over most of the north edge of this window, essentially following the line of the brick pier that is leaking water on the tower's interior. *When the water flow through the tower walls is stopped the efflorescing should stop.*
- 2011 Condition (2019 similar): The demising plinth at the bottom of the above noted window is split vertically through its center. *The plinth stone should be repaired by pinning and adhesive injection.*
- 2011 Condition (2019 similar): There is a spalled vertical split in a quoin stone in the northeast buttress at the bell console level as can happen when the interior of the buttress masonry compresses and the load sheds onto the surface stones (as described above) which develop stress concentrations that cause them to split. *The quoin stone should be removed and repaired while the shifted portion of the buttress should be rebuilt.*
- 2019 Condition: There is a structural crack running vertically from the west side of the sanctuary level window on the east elevation to the string course above. This may have been caused by rusting of the metal arch tie that runs within the wall above it (as noted in "Interior/ Console Level"). This crack is letting water enter the structure, encouraging the rusting of the plate, *and should be repaired by jetting, pointing and grout injection.* Interestingly, the exterior wall is efflorescing at over the opposite end of the window, which corresponds to the brick damage noted within.
- 2019 Condition: On the north elevation a wide structural crack extends down from the belfry level, above. *This will need to be repaired by jetting, pointing and grouting.*

- 2019 Condition: The ashlar masonry over the roof peak on the north elevation sounds hollow when tapped on and there are numerous cracked mortar joints, suggesting that the stonework may be debonding and shifting. *This should be deeply cut and pointed and pinned back to the back-up construction, and the collar joint should be probed, jetted, and grouted.*

*Exterior/ Belfry Level-*

- 2011 Condition: There is an open gap at a head joint at the north end of the line of sill stones that run below the east belfry opening. There is also another open head joint further to the north where ashlar construction meets the small gablet construction at the top of the northeast pinnacle, and many of the repointed head joints between these and above are unusually wide, suggesting that a net horizontal spreading in the stone masonry has occurred.



At about the north spring point of the belfry arch starts an open crack between the east face of the tower and the northeast facet, angling southward and then running up and through the stone band that rings the base of the spire and continuing beyond. Please see “*Spire Base*”, below.

2019 Condition: In addition to the damage noted in 2011, I noted the following in the 2019 survey:

- A significant vertical crack in the east face running along the quoin edge with the northeast facet, between the two cracks and gaps noted in the 2011 bullet item above, along with another open hole.
- Cracked mortar joints running along the sides of both the north and east belfry openings.

- Multiple large vertical cracks within the masonry to the east of the north belfry opening and within the northeast facet. These cracks continue upward into the flared spire base.
- A large crack running upward from the head of the north belfry opening, up into the string course at the bottom of the flared spire base.
- Looking into the above-noted holes, I could see a semi sand-filled void within the collar joint behind the exterior stonework, and then a more solid masonry core.

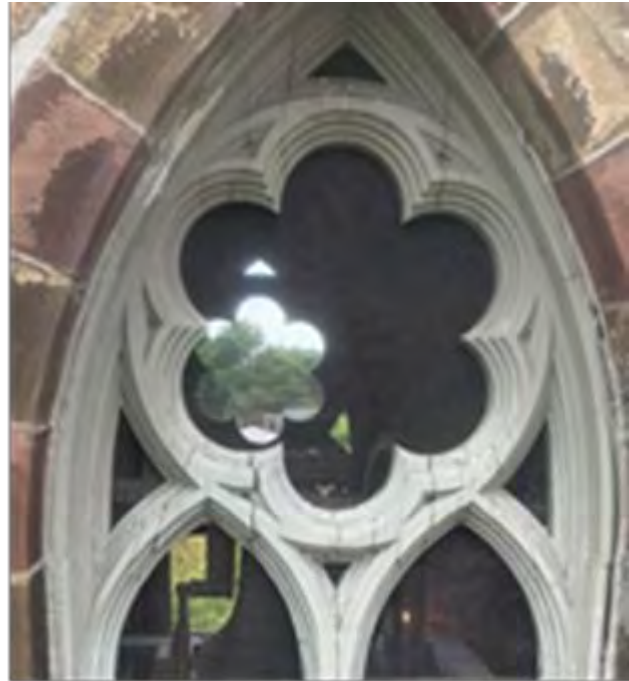


The fact that these widened head joints are at the same general location where the tower is experiencing the most water infiltration is logically consistent. If the joints are widened at the exterior, they are also widened at the interior, where pathways are being created within the masonry that transport and hold water which cyclically freezes and thaws within this unheated structure, expanding the masonry even more. This is also the area where the stonework is in the worst condition at the interior, and in need of partial reconstruction. Considering the differences between the 2011 and 2019 observations, conditions are clearly becoming worse as no significant attempt has been made to stabilize the tower masonry within the last 10 years.

*With large mass of stonework involved and the heavy overburden of the spire above it, full reconstruction is not a reasonable option. Rather, sequential excavation, removal and re-setting of unsound masonry material from both the interior and, where practical, from the exterior, along with injection grouting of inaccessible masonry in the center should restore the affected areas to a stable condition. Where exterior stone units are too large to re-set or reposition, the widened joints between should be chinked with slate or sawn granite sheets in order to minimize the width of the mortar in the joints, thus reducing shrinkage and increasing the durability of the joints. Please see additional recommendations under "Exterior/ Spire Base" below.*



- 2019 Condition: The wooden tracery elements at the belfry openings have vertical checking cracks running through it, weakening the members. *The checks should be repaired with epoxy filler and the members additionally braced if needed.*
- 2019 Condition: The sealant joints along the tracery are torn *and should be repaired.*
- 2019 Condition: The ashlar stonework bulges out at the east side of the north belfry opening and above it, which is another effect of the face stone delamination. *Please see recommendations under “Exterior/ Spire Base” below.*



*Exterior/ Spire Base (Flair)-*

- 2011 Condition (2019 similar): There is a line of exposed stainless steel rods and anchor plates that pass through the stone spire base band, running all of the way around the tower. These appear to have been an attempt to resist radial thrusts in the masonry that are the likely cause of the above-noted separation.

Because the base of the spire flares outward and the gravity loads within the spire walls follow the sloping planes of the walls, the outward and then sudden inward change slope at this level, tangential forces result each slope change at the point of each



bend. While the interior surface of the spire does not actually flare (rather the walls thicken at the base to create the flare), the outside surfaces still do, and depending upon the quality of internal bonding in the wall construction, the spire base either acts as a composite thickened element, or an un-flared wall “leaf” element at the interior and a flared wall “leaf” element at the exterior, confining a debonded rubble fill between them.

The significance of whether the flared construction acts compositely or as two separate “leaves” is most impactful at its transition down to the belfry level, where the sides of the tower become vertical and the thrust lines abruptly bend, requiring a restraining force for this to happen. If the walls act compositely, which was probably the assumption made by the original designers, the required restraining force is not as significant as if the walls act non-compositely and the outer leaf of the wall tends to peel off.

The line of horizontal through-bolts running around the base of the spire appear to have been an attempt to tie the two leaves together and resist the outward peeling of the outer leaf. While this was a reasonable and certainly direct attempt to accomplish this, it is unfortunate that the bolt heads and plates are visible on the exterior of the building. *If funds were to allow, these could be replaced with hidden, “blind-side” anchors—please see recommendations below.*

- 2011 Condition (2019 Condition similar but more severe): The above-noted crack that runs up from the north corner of the belfry arch crosses vertically through the base of the spire and then appears to angle back out toward the edge of the northeast facet and then follows the line of quoins upward past the small dormletted louver. Sighting from a distance, one can see a clear separation and outward movement of the spire



base here, occurring over the entire width of the spire's northeast facet, which turns the corner to the north face of the tower.

The cracking, apparent separation and bulge are a clear indication that the flare is behaving in a two-leaf manner. While the horizontal bolts may do an adequate good job of tying the leaves together, they do not resolve the outward thrusts at this level on the tower.

The most alarming condition noted in our 2019 survey is apparent outward separation and unrestrained movement of the northeast corner of the flared base, which is noticeably worse than it was in 2011. If conditions continue to progress without intervention the tower will reach a point of global instability.

*While there is a network of rods crossing the tower at top and bottom of this level at the interior, these appear to be anchored into the interior masonry core and not the outer stonework where the thrust is actually taking place. Spring-loaded tension frames installed above and below the floor of the spire level would provide*



*sufficient additional restraint to counter the outward thrusts if combined with an integral tying system that engages the outer masonry and could prevent further load related cracking in the stonework.*

*During the years since the completion of the 2011 evaluation, we have been heavily involved in the development of a newly patented composite masonry stabilization system called "VoidSpan" as a separate venture. This is a system of double ended Cintec sock-based Port Anchor Ties with an injection tube that fills the cleaned collar joint with an ultra-low shrinkage pozzolanic lime grout. The system also provides for prerequisite jet-cleaning of collar joints, temporary restraining dunnage during the work, and a pressure-limiting injection system. This system was most recently used to stabilize the masonry shell of the 160-foot University Center Tower at Lehigh University in its entirety.*



*The port anchors can be detailed to extend into the interior of the tower to engage the restraining tension ring that we have recommended for the flare base. Consideration should be given to using this system here since many of the conditions as well as the overall construction are quite similar.*

- 2011 Condition (2019 Condition similar but more severe): Much of the exposed sandstone trimwork at the base of the spire is weathered, with several units' surface profile having been lost. Several of the ashlar puddingstone as well as sandstone trim units at the lower portions of the spire have spalled, and mortar joints have cracked or eroded away. *Moderately eroded stones can be left in place and/or surface patched while the most damaged (spalled or deeply eroded) stones should be replaced or built-out with fitted Dutchmen. Cracked and eroded mortar joints should be repointed.*
- 2011 Condition (2019 Condition similar but more severe): There also appear to be cracks running along the quoins at the near edge of the southeast facet of the spire base. *Shifting quoins should be removed, the back-up rubble repaired, and then the quoins re-set (also, please see "Spire", below).*

#### *Exterior/ Spire-*

- 2011 Condition (2019 Condition similar but more severe): The upper portions of spire show waviness in their aris lines and some planar irregularities that may be indicative of internal delaminations within the main spire wall construction. There is also a small crack running along the east edge of the quoins that pass by the bottom west corner of the south face's louver dormlet.

The irregularities and cracks are indications that the outer leaf of stonework, particularly the quoins and isolated elements of the ashlar stonework, have separated from the back-up portions of the walls.





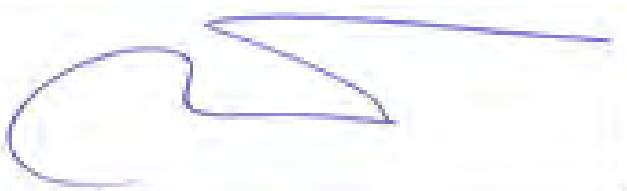
Entire sections of quoin stones are bulging outward at the north northeast aris, north northwest aris, the south southwest aris, and the south southeast aris.

*We recommend locally and sequentially removing all shifted stone elements, excavating and restoring the back-up construction, and then reinstalling the removed stone units using hidden stainless steel ties to the back-up construction to prevent future separation. There will be the chance that some areas of the back-up will be in such poor condition that the excavations may go all of the way to the interior, and require full thickness rebuilding.*

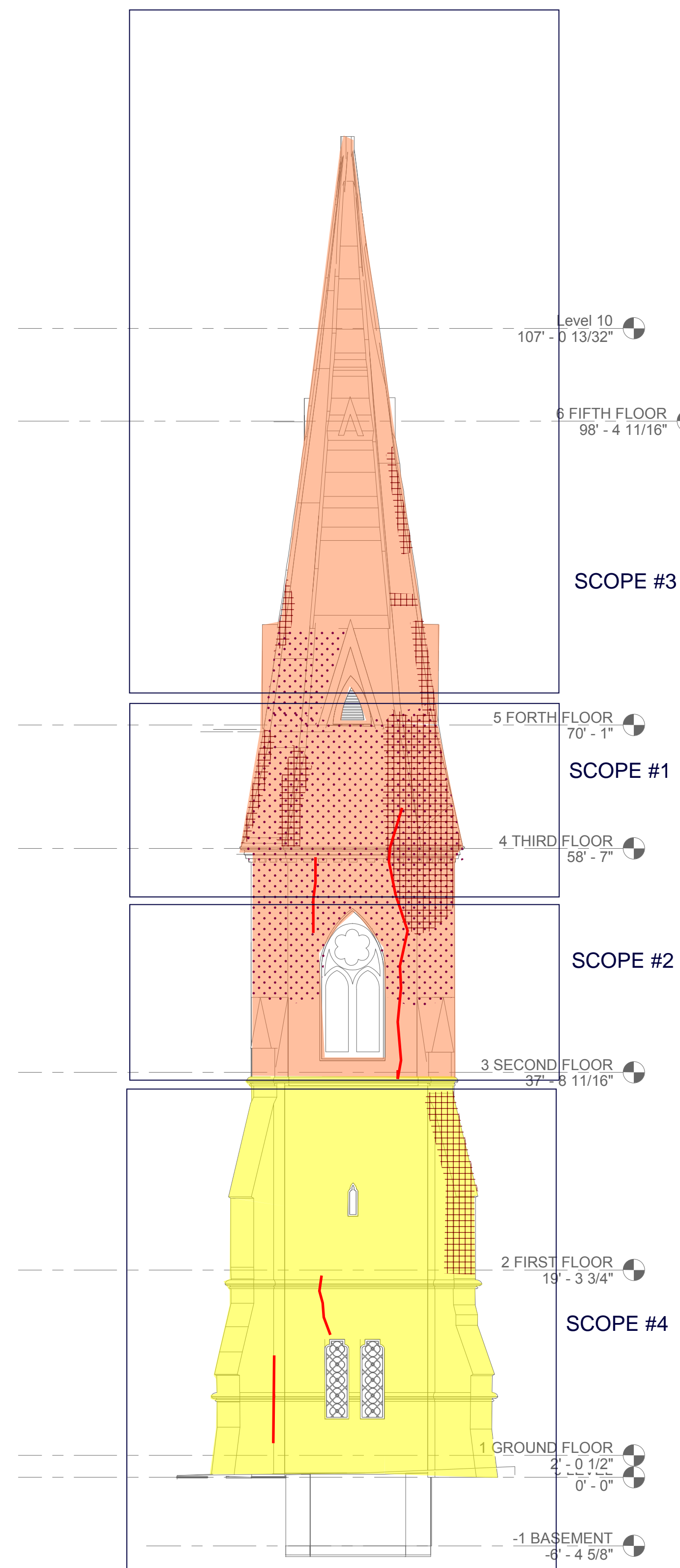
We trust that the above information will be helpful in understanding the structural masonry repair and restoration needs of this otherwise lovely structure. Please contact us if you have any questions or would like further assistance or review.

Respectfully yours,

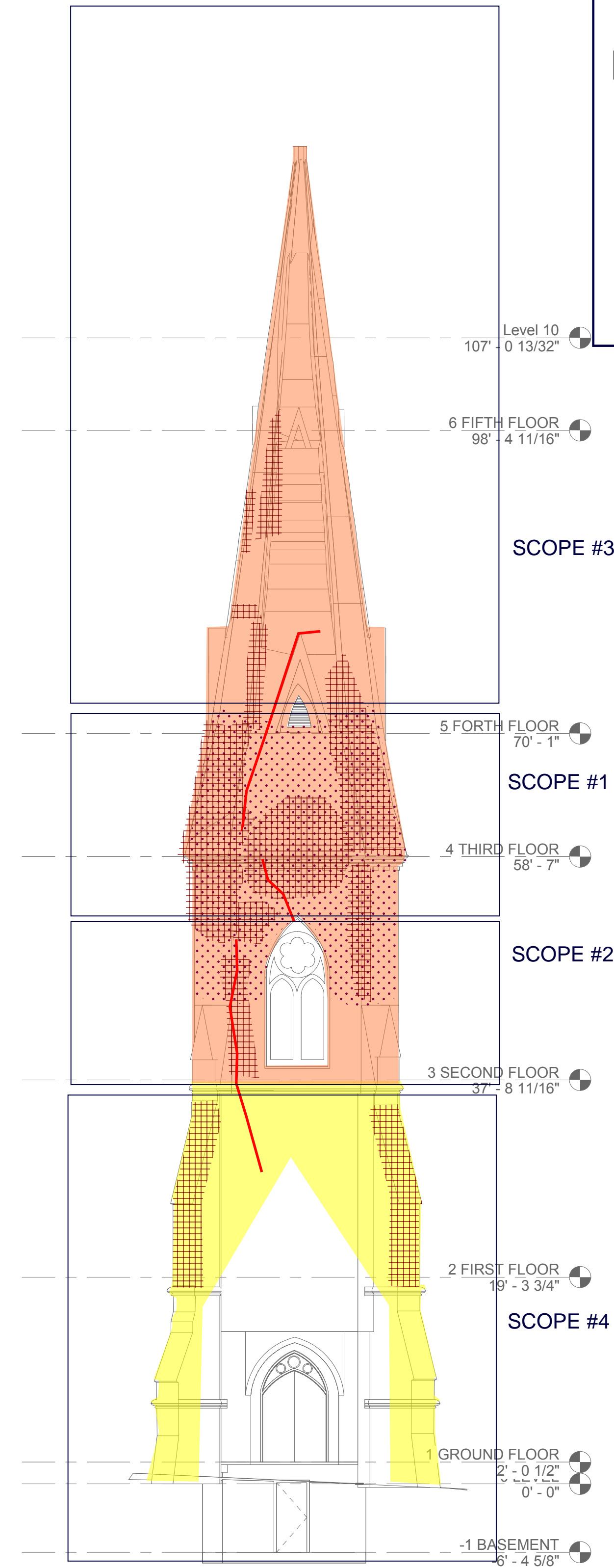
STRUCTURES NORTH CONSULTING ENGINEERS, INC.





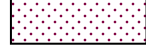


John M. Wathne, PE, President



① East Elevation  
1/8" = 1'-0"



② North Elevation  
1/8" = 1'-0"

- | KEY TO EXTERIOR ELEVATION SYMBOLS   |   |
|---|---|
|  | CUT AND POINT EXPOSED STONEMWORK  |
|  | DEEPLY CUT AND POINT EXPOSED STONEMWORK   |
|  | JET-CLEAN AND GROUT-INJECT BACK-UP WALL CONSTRUCTION, PROVIDE PORT ANCHORS ON 30" x 30" PATTERN       |
|  | REMOVE AND RE-SET EXTERIOR STONES, PROVIDE BLIND CINTEC TIES 30" x 30" PATTERN AND GROUT COLLAR JOINT |
|  | JET-CLEAN, POINT AND GROUT STRUCTURAL CRACK   |



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Grace Episcopal  
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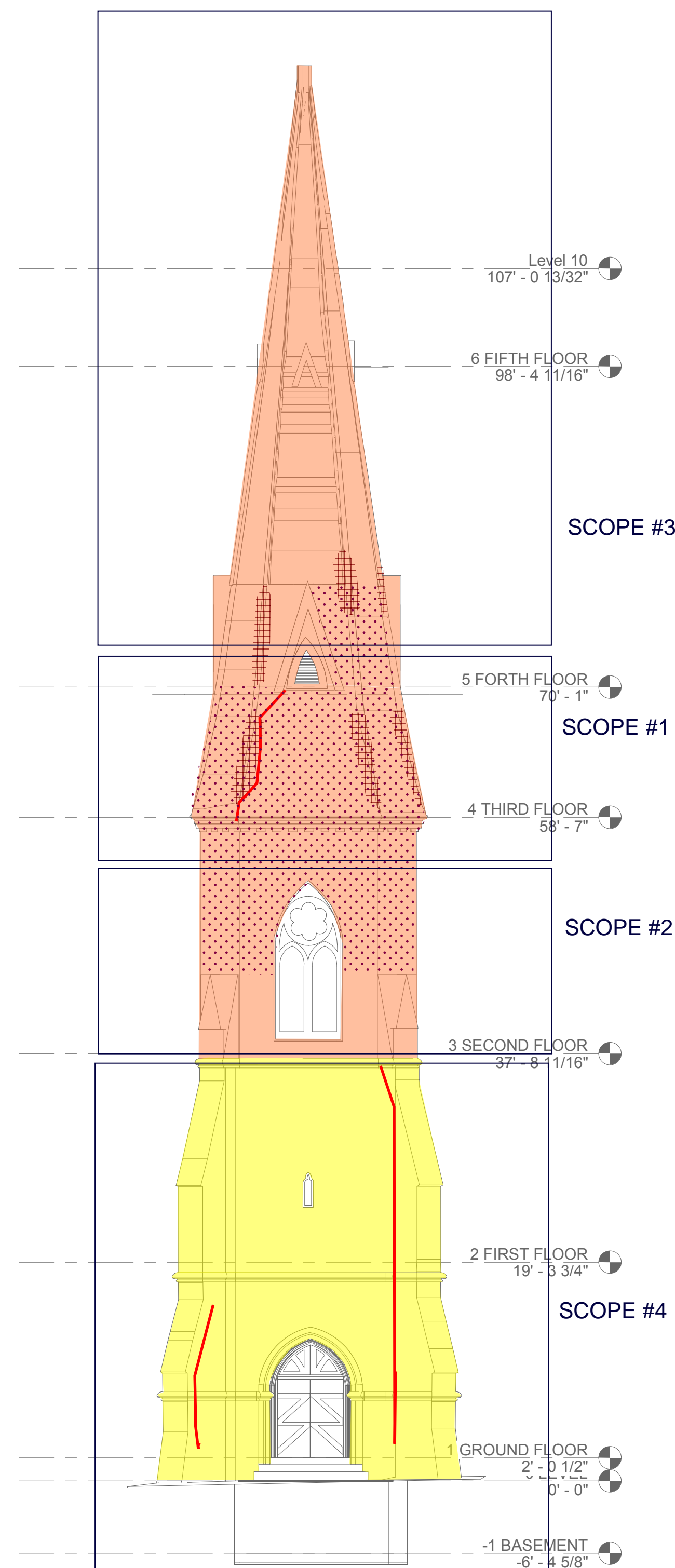
RESTORATION ELEVATIONS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

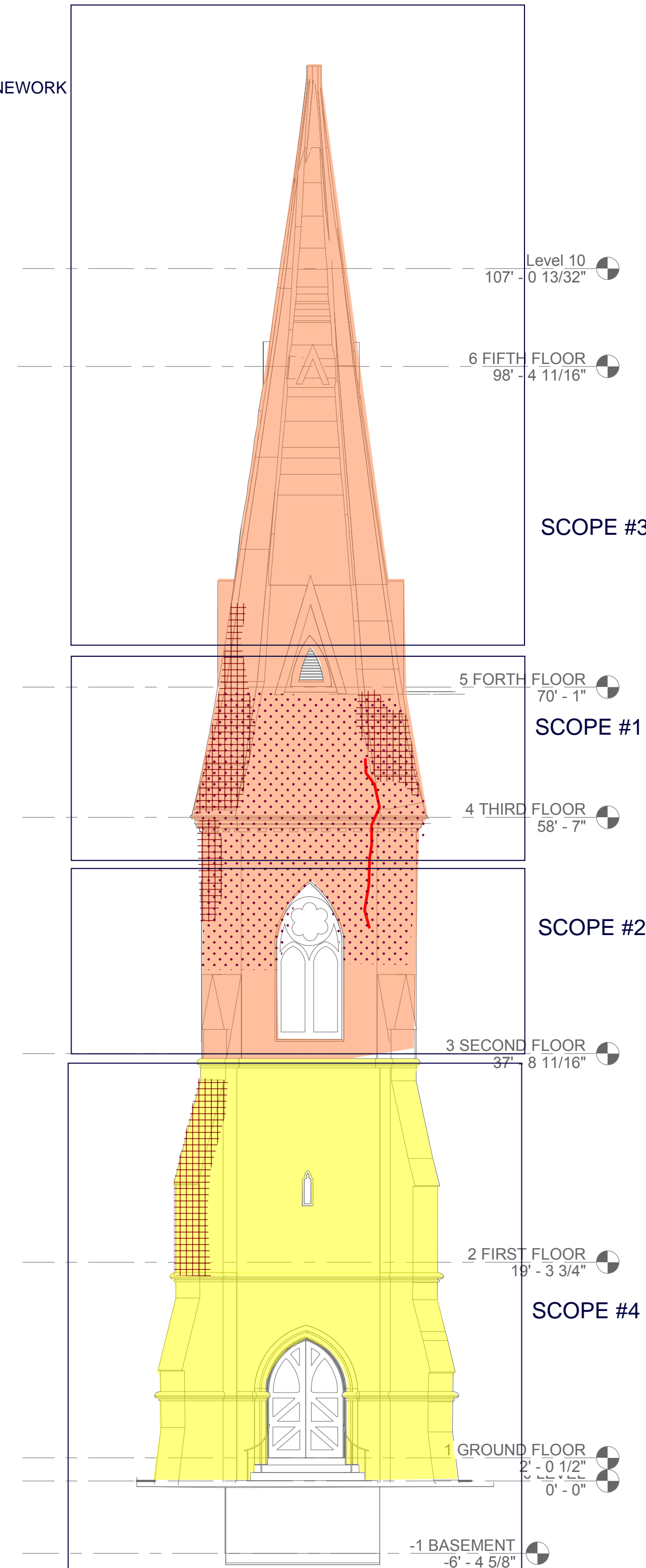
R-1

Scale	1/8" = 1'-0"
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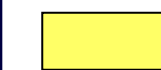
2/4/2020 4:57:36 PM



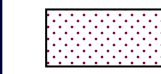
## CUT AND POINT EXPOSED STONework



### KEY TO EXTERIOR ELEVATION SYMBOLS



### DEEPLY CUT AND POINT EXPOSED STONework



REMOVE AND RE-SET EXTERIOR STONES, PROVIDE  
BLIND CINTEC TIES 30" x 30" PATTERN AND GROUT  
COLLAR JOINT



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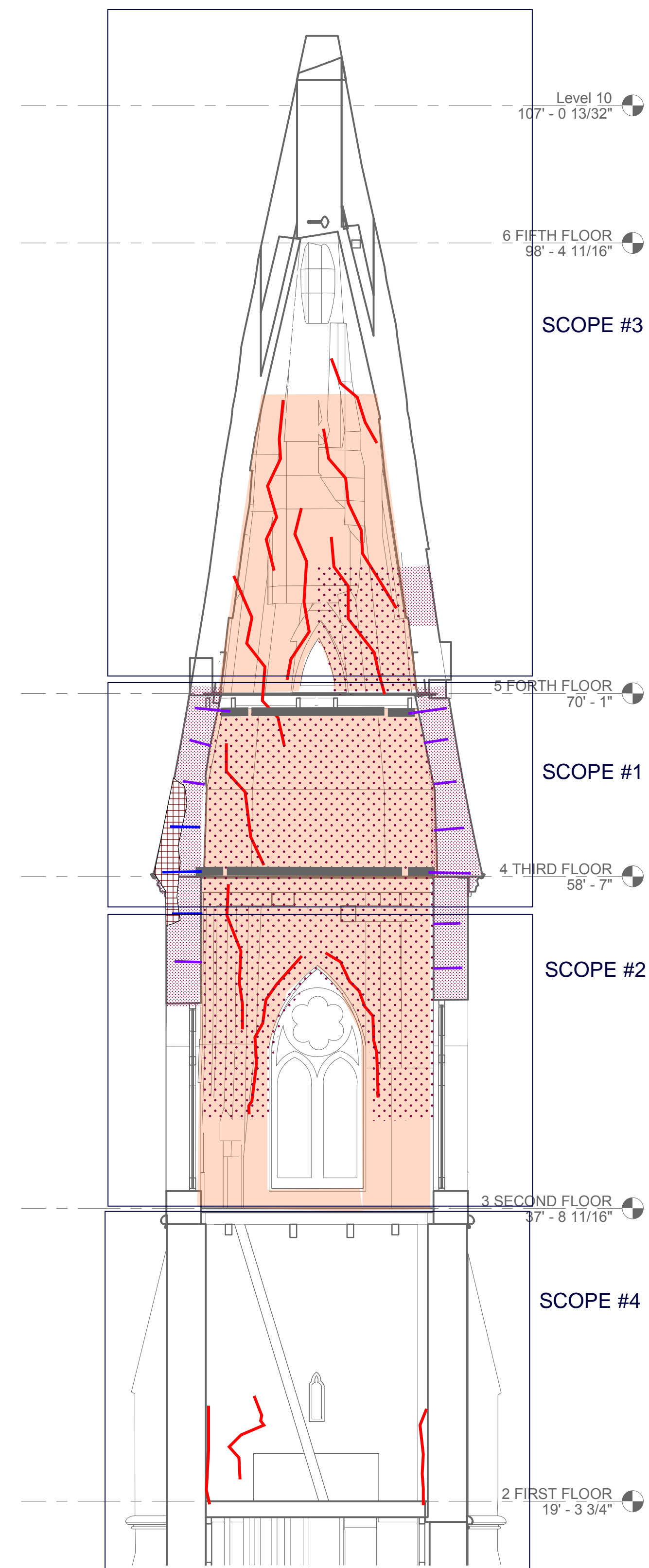
Grace Episcopal  
Church

Project number	Project Number
Date	Issue Date
Drawn by	Author
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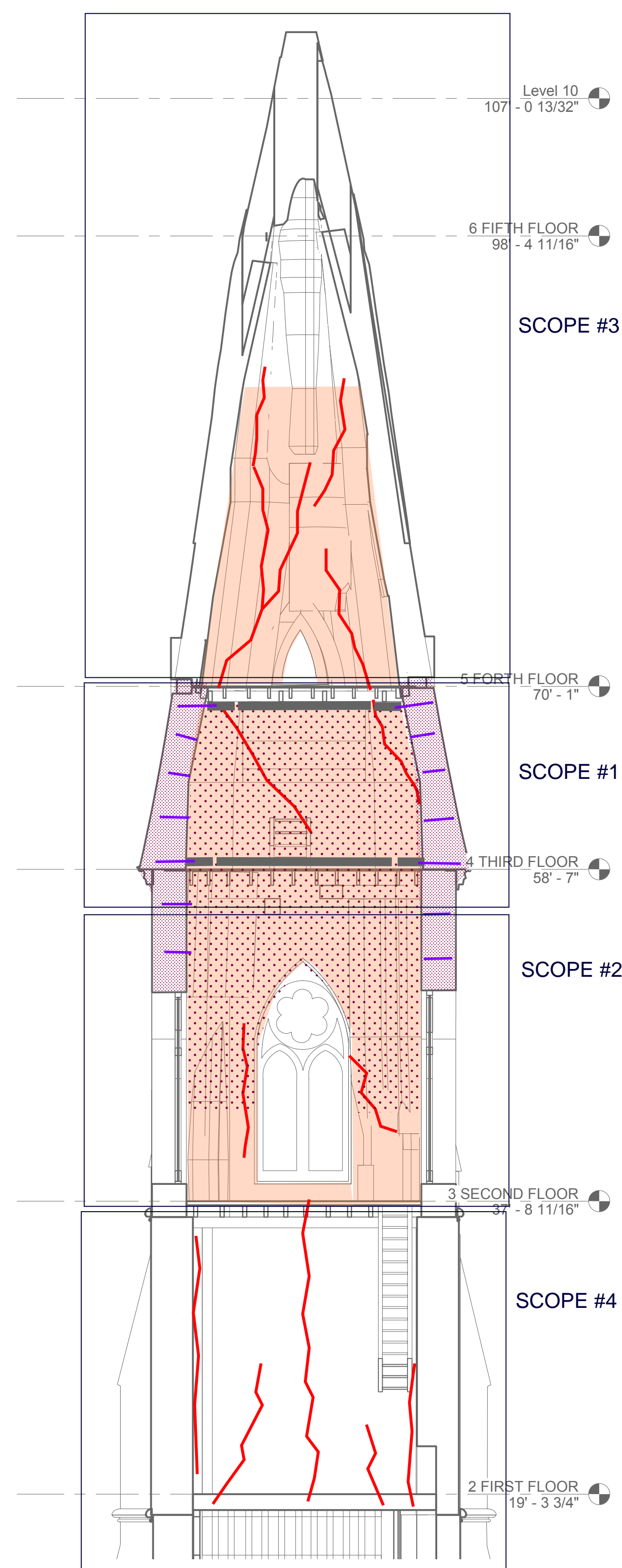
R-1

Scale	1/8" = 1'-0"
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1 East Interior Elevation - Callout 1  
3/16" = 1'-0"



② North Interior Elevation - Callout 1  
 $\frac{3}{16}'' = 1'-0''$

- ## KEY TO INTERIOR ELEVATION SYMBOLS

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- The diagram illustrates seven different repair techniques for stone masonry, each represented by a colored icon and a corresponding text description:
- SPRING-LOADED GALVANIZED STEEL TENSION RING FRAME w/ PORT ANCHORS TYING INTO IT**: Represented by a thick black horizontal bar.
  - VS PORT ANCHOR REACHING EXTERIOR STONES w/ INJECTED GROUT IN COLLAR JOINT & BACK-UP WALL PROVIDE PORT ANCHORS ON 30" x 30" PATTERN -**: Represented by a thick purple horizontal bar.
  - VS PORT ANCHOR BLIND PINNED INTO EXTERIOR STONES w/ INJECTED GROUT IN BACK-UP WALL, PROVIDE PORT ANCHORS ON 30" x 30" PATTERN**: Represented by a thick blue horizontal bar.
  - JET-CLEAN AND GROUT-INJECT BACK-UP WALL CONSTRUCTION, (ELEVATION VIEW)**: Represented by a rectangular area filled with small black dots.
  - JET-CLEAN AND GROUT-INJECT BACK-UP WALL CONSTRUCTION, (SECTION VIEW)**: Represented by a rectangular area filled with a cross-hatch pattern.
  - REMOVE AND RE-SET EXTERIOR STONES, PROVIDE BLIND CINTEC TIES 30" x 30" PATTERN AND GROUT COLLAR JOINT**: Represented by a rectangular area filled with a grid pattern.
  - JET-CLEAN, POINT AND GROUT STRUCTURAL CRACK**: Represented by a red zigzag line.
  - DEEPLY CUT AND POINT EXPOSED STONEMWORK**: Represented by a solid orange rectangle.

- VS PORT ANCHOR REACHING EXTERIOR STONES w/  
INJECTED GROUT IN COLLAR JOINT & BACK-UP WALL,  
PROVIDE PORT ANCHORS ON 30" x 30" PATTERN -

- VS PORT ANCHOR BLIND PINNED INTO EXTERIOR STONES w/ INJECTED GROUT IN BACK-UP WALL, PROVIDE PORT ANCHORS ON 30" x 30" PATTERN

- 
- JET-CLEAN AND GROUT-INJECT BACK-UP WALL  
CONSTRUCTION, (ELEVATION VIEW)

-  JET-CLEAN AND GROUT-INJECT BACK-UP WALL CONSTRUCTION, (SECTION VIEW)

-  REMOVE AND RE-SET EXTERIOR STONES, PROVIDE BLIND CINTEC TIES 30" x 30" PATTERN AND GROUT COLLAR JOINT

- 
- JET-CLEAN, POINT AND GROUT
- 
- STRUCTURAL CRACK

-  DEEPLY CUT AND POINT EXPOSED STONework

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Grace Episcopal  
Church

## RESTORATION SECTIONS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

Date	Issue Date
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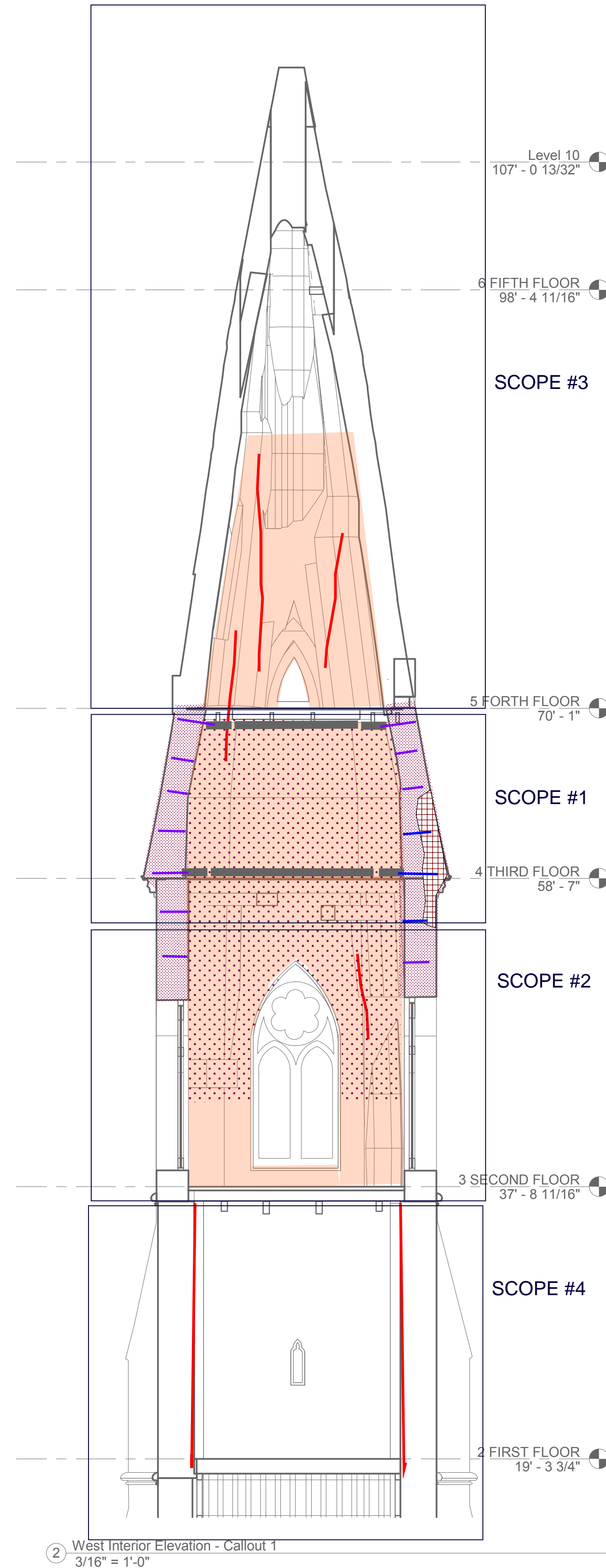
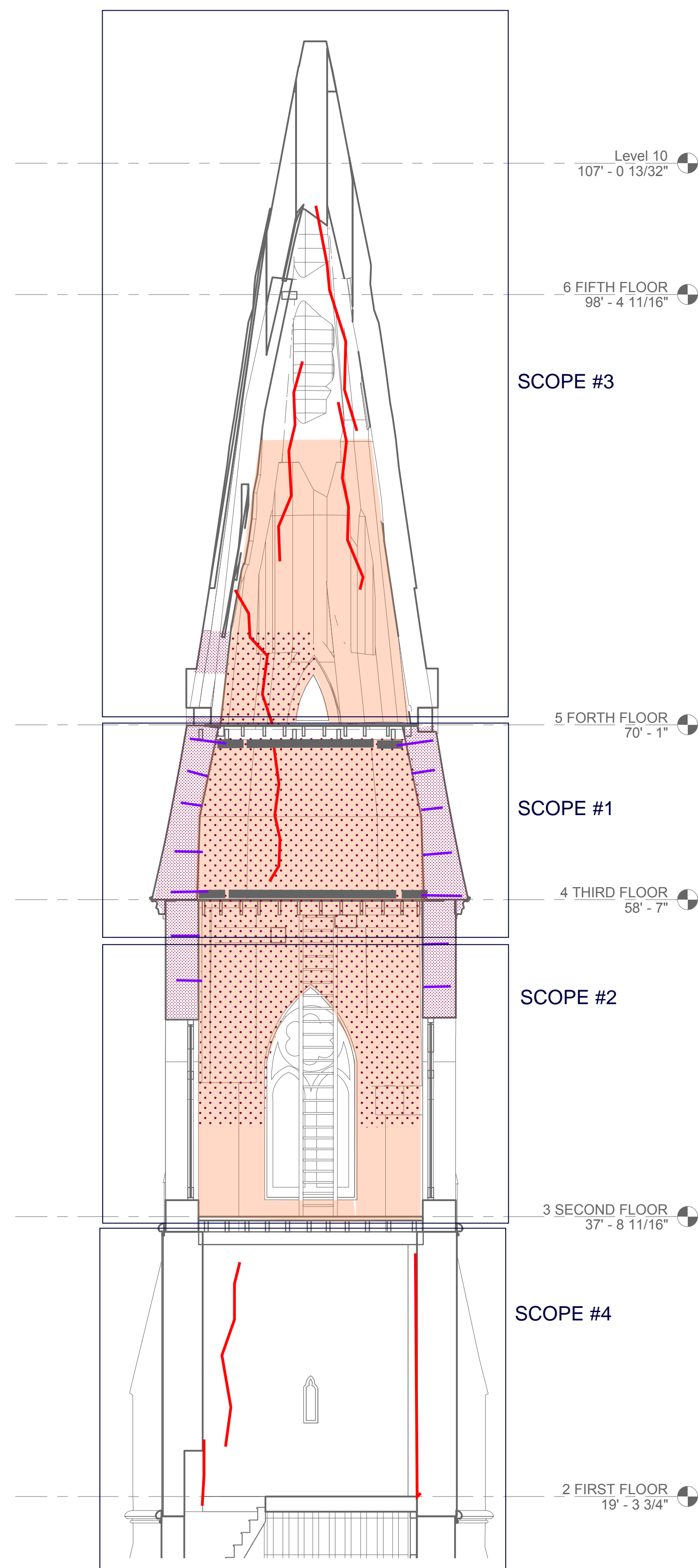
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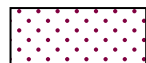

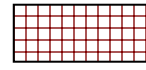


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R-3

Scale	$3/16" = 1'-0"$
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- ### KEY TO INTERIOR ELEVATION SYMBOLS
- |   |   |
|---|---|
|  | SPRING-LOADED GALVANIZED STEEL TENSION RING FRAME w/ PORT ANCHORS TYING INTO IT   |
|  | VS PORT ANCHOR REACHING EXTERIOR STONES w/ INJECTED GROUT IN COLLAR JOINT & BACK-UP WALL, PROVIDE PORT ANCHORS ON 30" x 30" PATTERN - |
|  | VS PORT ANCHOR BLIND PINNED INTO EXTERIOR STONES w/ INJECTED GROUT IN BACK-UP WALL, PROVIDE PORT ANCHORS ON 30" x 30" PATTERN         |
|  | JET-CLEAN AND GROUT-INJECT BACK-UP WALL CONSTRUCTION, (ELEVATION VIEW)  |
|  | JET-CLEAN AND GROUT-INJECT BACK-UP WALL CONSTRUCTION, (SECTION VIEW)  |
|  | REMOVE AND RE-SET EXTERIOR STONES, PROVIDE BLIND CINTEC TIES 30" x 30" PATTERN AND GROUT COLLAR JOINT                                 |
|  | JET-CLEAN, POINT AND GROUT STRUCTURAL CRACK   |
|  | DEEPLY CUT AND POINT EXPOSED STONEMWORK   |



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Grace Episcopal  
Church

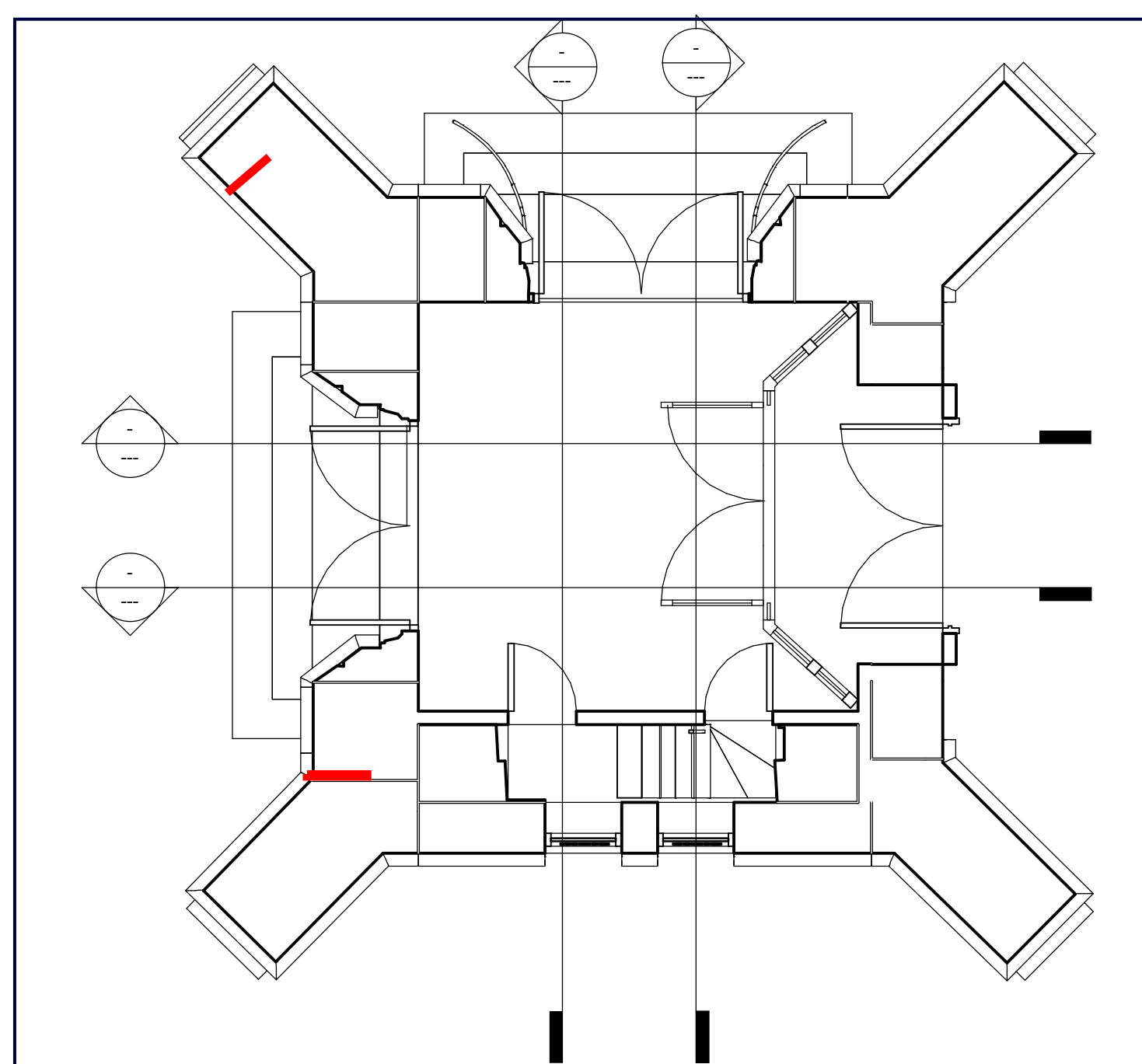
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RESTORATION SECTIONS

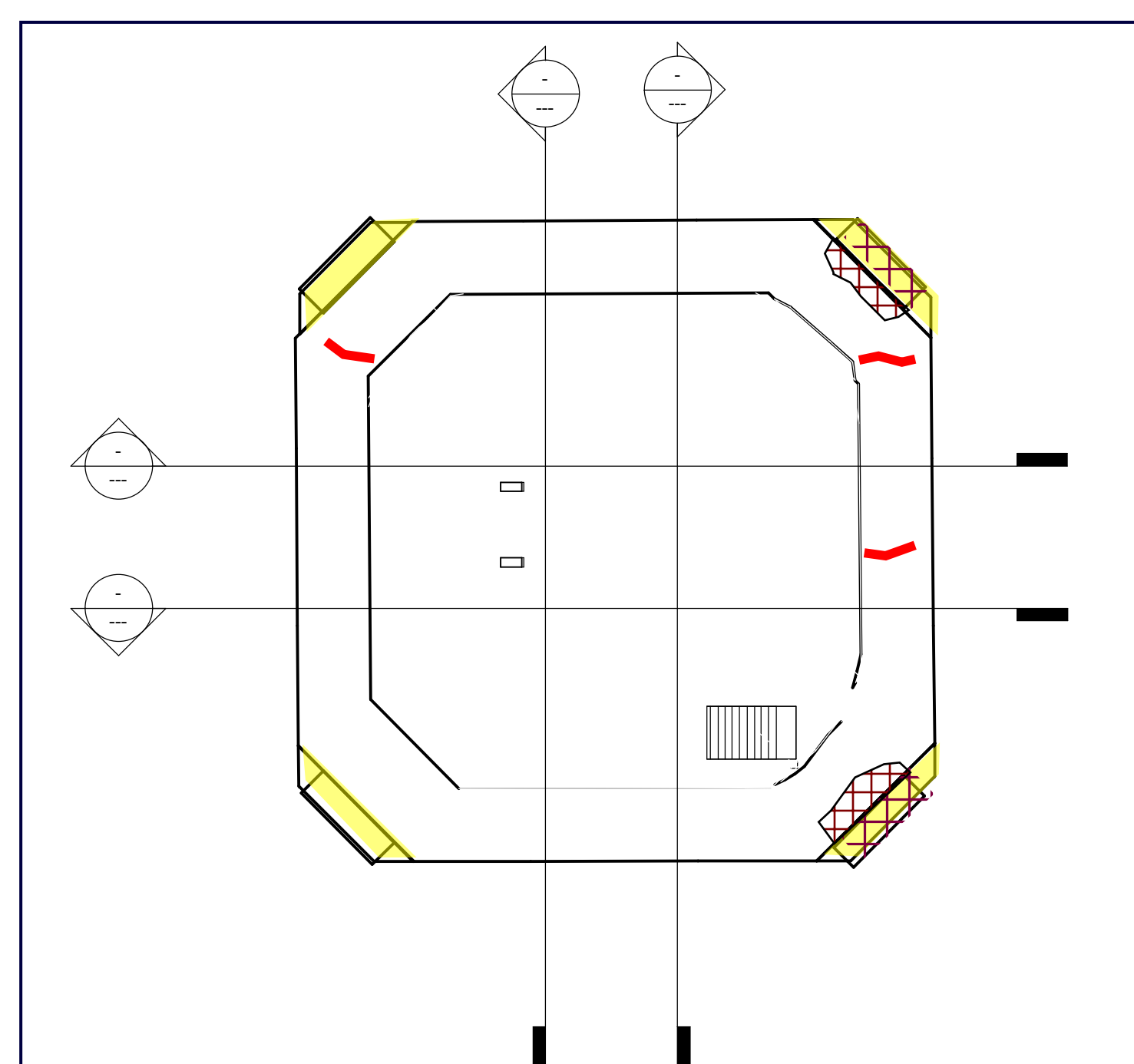
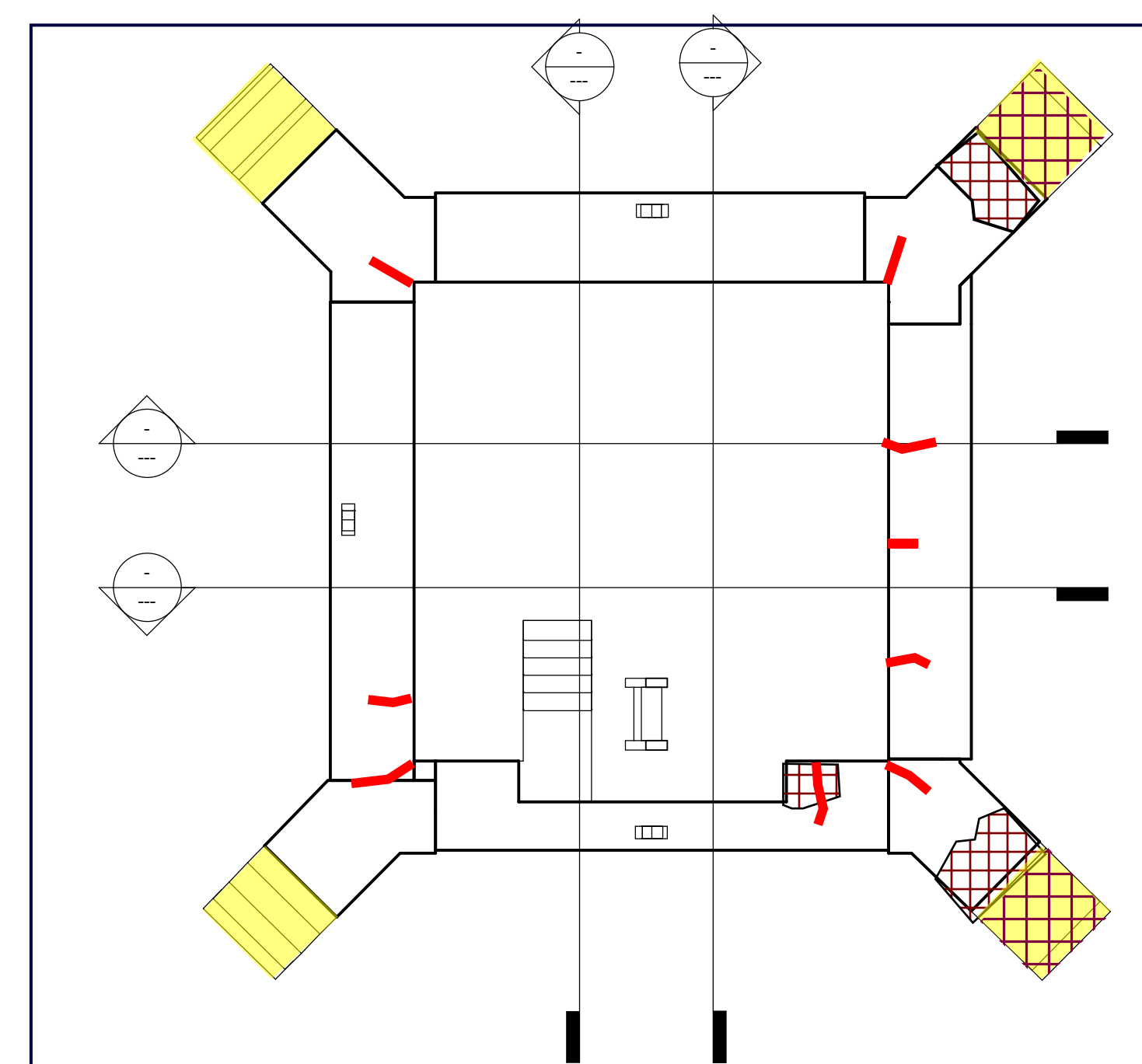
Project number	Project Number
Date	Issue Date
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R-4

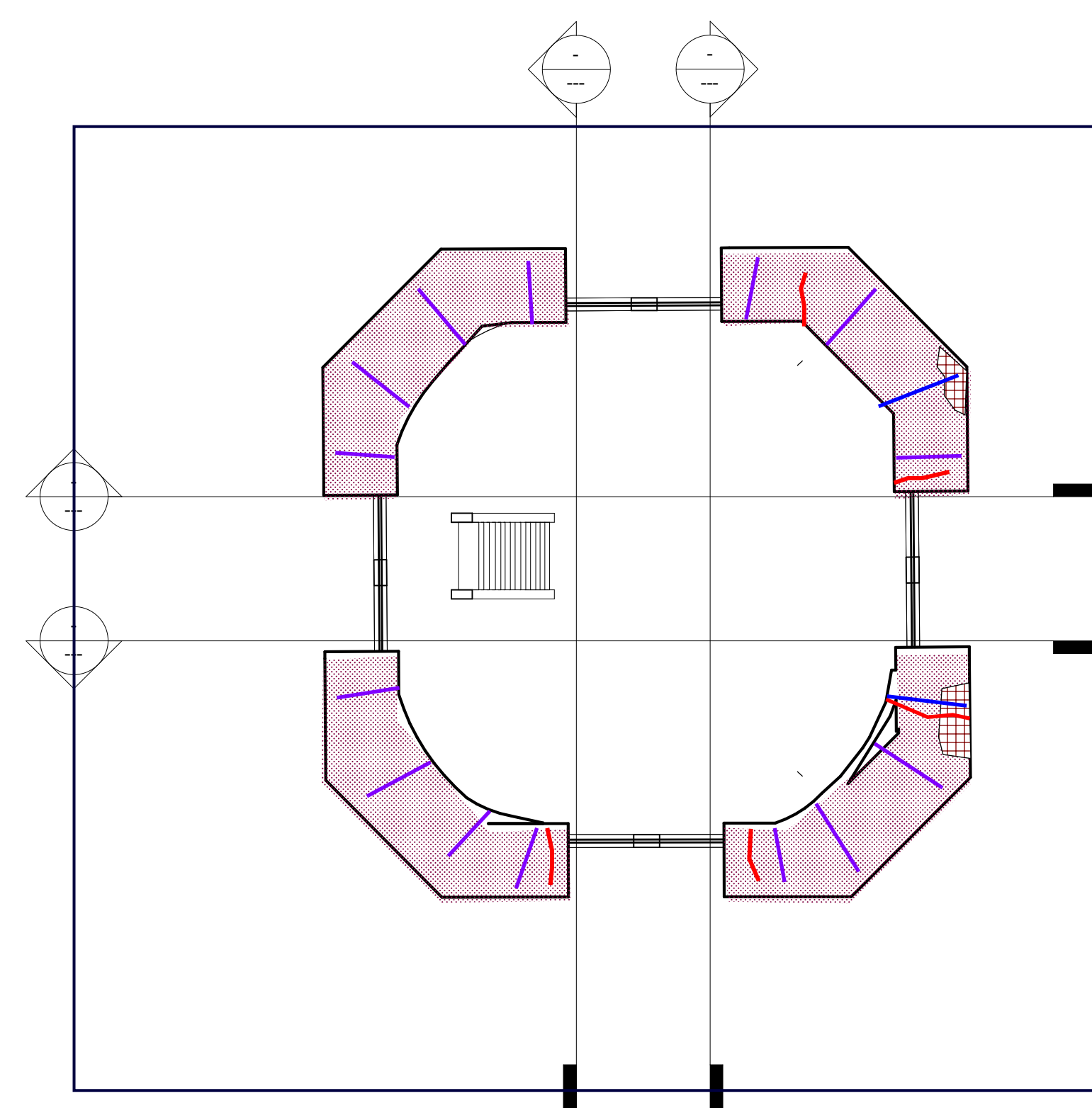
Scale	3/16" = 1'-0"
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## SCOPE #4



## SCOPE #4










## SCOPE #1



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## KEY TO PLAN SYMBOLS

-  SPRING-LOADED GALVANIZED STEEL TENSION RING FRAME w/ PORT ANCHORS TYING INTO IT
-  VS PORT ANCHOR REACHING EXTERIOR STONES w/ INJECTED GROUT IN COLLAR JOINT & BACK-UP WALL
-  VS PORT ANCHOR BLIND PINNED INTO EXTERIOR STONES w/ INJECTED GROUT IN BACK-UP WALL
-  JET-CLEAN AND GROUT-INJECT BACK-UP WALL CONSTRUCTION
-  REMOVE AND RE-SET EXTERIOR STONES, PROVIDE BLIND CINTEC TIES 30" x 30" PATTERN AND GROUT COLLAR JOINT
-  JET-CLEAN, POINT AND GROUT STRUCTURAL CRACK
-  DEEPLY CUT AND POINT EXTERIOR STONEMWORK (SHOWN BELOW SECTION CUT LINE)

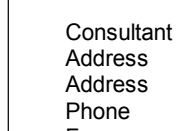
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# Grace Episcopal Church




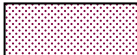
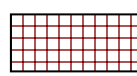


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## RESTORATION PLANS

Project number	Project Number
Date	Issue Date
Drawn by	Author
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<div style="font-size: 2em; font-weight: bold;">R-5</div>	
Scale	1/4" = 1'-0"



## KEY TO PLAN SYMBOLS

-  SPRING-LOADED GALVANIZED STEEL TENSION RING FRAME w/ PORT ANCHORS TYING INTO IT
-  VS PORT ANCHOR REACHING EXTERIOR STONES w/ INJECTED GROUT IN COLLAR JOINT & BACK-UP WALL
-  VS PORT ANCHOR BLIND PINNED INTO EXTERIOR STONES w/ INJECTED GROUT IN BACK-UP WALL
-  JET-CLEAN AND GROUT-INJECT BACK-UP WALL CONSTRUCTION
-  REMOVE AND RE-SET EXTERIOR STONES, PROVIDE BLIND CINTEC TIES 30" x 30" PATTERN AND GROUT COLLAR JOINT
-  JET-CLEAN, POINT AND GROUT STRUCTURAL CRACK
-  DEEPLY CUT AND POINT EXTERIOR STONEMWORK (SHOWN BELOW SECTION CUT LINE)

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Grace Episcopal  
Church

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RESTORATION PLANS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

R-6

Scale	1/4" = 1'-0"
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4-4 PLAN AT ELEV. 55.0'



PLAN AT ELEV. 60.0'



PLAN AT ELEV. 80.0'



PLAN AT ELEV. 100.0'







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Ryan P. McManus  
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August 14, 2020

Trustees

Counselors at Law

Michael J. Puzo  
Edward Notis-McConarty  
Stephen W. Kidder  
Arthur B. Page  
Joan Garrity Flynn  
Nancy B. Gardiner  
Kurt F. Somerville  
Teresa A. Belmonte  
Brian C. Broderick  
Charles Fayerweather  
Nancy E. Dempze  
Joseph L. Bierwirth, Jr.  
Dennis R. Delaney  
Mark B. Elefante  
John J. Siciliano  
M. Bradford Bedingfield  
Charles R. Platt  
M. Patrick Moore, Jr.  
Ryan P. McManus

Michael E. Porter  
Harry F. Lee  
Eleanor A. Evans  
Johanna W. Schneider  
Sarah M. Waelchli

Kevin M. Ellis  
Donna A. Mizrahi  
Nathan N. McConarty  
Paul M. Cathcart, Jr.  
Vanessa A. Arslanian  
Steven L. Mangold  
Keirsa K. Johnson  
Meaghan E. Borys  
Matthew J. Carey

David H. Morse  
Lawrence T. Perera  
George T. Shaw  
Timothy F. Fidgeon  
Michael B. Elefante  
Susan Hughes Banning  
Frederic J. Marx  
Deborah J. Hall  
R. Robert Woodburn  
Thomas L. Guidi  
Diane C. Tillotson

Community Preservation Committee  
c/o Lara Kritzer, Community Preservation Program Manager  
City of Newton Planning & Development Department  
1000 Commonwealth Avenue  
Newton, MA 02459

Re: Grace Episcopal Church Application

Dear Members of the Community Preservation Committee:

We are outside counsel to Grace Episcopal Church (“Grace”). We write to address Grace’s application (the “Application”) for Community Preservation Act (“CPA”) funds to make emergency repairs to Grace’s historic bell tower. In particular, we write to explain why, in our view, Grace’s Application and the use of CPA funds to restore the tower are consistent with state and federal law, including the so-called “anti-aid amendment” to the Massachusetts Constitution and the Supreme Judicial Court’s decision in Caplan v. Town of Acton, 479 Mass. 69 (2018).

As described in greater detail in the Application, Grace, and the tower in particular, have been recognized repeatedly as a significant historic resource. Grace is listed in the State Register of Historic Places as a contributing property to the Farlow and Kenrick Parks National Register Historic District. The Newton Historic Commission lists Grace among the sites on its historic walking tour of Newton Corner, and notes that Grace’s “corner tower” in particular “serves as an important local landmark.” And Newton’s 2010 Heritage and Landscape Report recognized that “Churches, synagogues and other places of worship help to define Newton’s villages and neighborhoods. Many are prominently located landmarks with attractive surroundings, have distinctive architectural styles and serve as community gathering places. Some also provide important public functions by housing various social services.” Despite that recognition, to our knowledge Newton has never provided CPA funding to a historic church, synagogue, or other property owned by a religious organization.



Community Preservation Commission  
August 14, 2020  
Page 2

We recognize the competing concerns that arise when public grants potentially benefit (or have the appearance of benefiting) religious organizations. The U.S. Supreme Court has repeatedly held, however, that the “Establishment Clause [of the U.S. Constitution] is not offended when religious observers and organizations benefit from neutral government programs.” Espinoza v. Mont. Dep’t of Revenue, 140 S. Ct. 2246, 2254 (June 30, 2020). On the other hand, disqualifying religious organizations from participating in such government programs simply because of their religious affiliation raises serious constitutional concerns. As the Supreme Court just recently reaffirmed, the Free Exercise Clause of the U.S. Constitution prohibits “disqualifying otherwise eligible recipients from a public benefit ‘solely because of their religious character.’” Id. (quoting Trinity Lutheran Church of Columbia, Inc. v. Comer, 137 S. Ct. 2012, 2021 (2017)).

Here in Massachusetts, the Supreme Judicial Court (“SJC”) has recognized that religious organizations cannot be excluded categorically from receiving CPA funds without raising serious constitutional concerns. Caplan, 479 Mass. at 83–84. The SJC has interpreted the Massachusetts Constitution’s anti-aid amendment to impose no such categorical bar, and to instead require each grant to be scrutinized on an individual basis. In the Caplan case, the SJC endorsed a three-factor framework: whether a grant of public funds to a church is permissible under the anti-aid amendment depends on (1) whether the motivating purpose for the grant was to aid the church, (2) whether the grant will have the effect of substantially aiding the church, and (3) whether the grant avoids the risks that prompted the passage of the anti-aid amendment in the first place (namely, infringement on liberty of conscience, entanglement of church and state, and the disruption of civic harmony). 479 Mass. at 71.

Viewed through the lens of this three-factor framework, the grant requested in Grace’s Application would not run afoul of the anti-aid amendment or the SJC’s holding in Caplan.

First, the motivating purpose behind a grant of CPA funds to Grace would be historic preservation, not aiding Grace’s religious mission. See Caplan, 479 Mass. at 87 (recognizing historic preservation as a permissible purpose, provided there is no “hidden purpose” of aiding a church). Designed by renowned architect Alexander Rice Esty, the Gothic-style stone tower at Grace bears a number of historically and architecturally significant features, including an open belfry trimmed with Gothic arches, tracery, and colonnettes. A grant of CPA funds to make emergency repairs necessary to preserve the tower would be consistent with Newton’s recognition that historic churches and synagogues contribute significantly to the character of the City’s neighborhoods. It would also be consistent with the Newton Historical Commission’s characterization of the tower as a “local landmark.”

Community Preservation Commission  
August 14, 2020  
Page 3

In addition, no part of the tower is used for religious worship services or other activities integral to advancing Grace's religious mission. Nor would any part of a CPA grant be spent restoring religious imagery or iconography. In these circumstances, it is clear that the motivating purpose for a grant of CPA funds would be historic preservation, and not aiding the religious mission of Grace.

Second, the requested funds would not have the effect of substantially aiding Grace as a church. As noted, the tower is not used for any religious worship services, and while many parishioners (like other citizens of Newton) appreciate the tower for its historic and architectural significance, a majority of parishioners recently expressed that they do not view the tower as integral to Grace's mission or religious identity. Additionally, it is worth stressing that the choice for Grace is not between securing a CPA grant or diverting funds from its other programs; the choice is whether the tower can be preserved or not. If Grace is not able to secure a CPA grant to defray some of the cost of preserving the tower, the project simply will not be undertaken. The effect of a CPA grant is therefore to benefit all citizens of Newton who value historic preservation and appreciate the Grace tower's historic significance. It will not have the effect of substantially benefiting Grace as a church.

Third, a grant of CPA funds for the preservation of the Grace tower will not give rise to the concerns that prompted the passage of the anti-aid amendment. In the Caplan decision, the SJC identified those concerns as: the risk that "liberty of conscience" will be infringed by using taxpayer money to support the religious institutions of others, the risk of improper government entanglement with religion, and the risk of threatening "civic harmony" with divisive questions of religion. 479 Mass. at 90. It is worth noting, however, that the U.S. Supreme Court and the SJC have also acknowledged the more "checkered" and "shameful pedigree" of so-called "anti-aid" and "Blaine Amendments" to state constitutions – namely, that they were largely born of bigotry and hostility towards Catholics, particularly Irish-Catholic immigrants. Espinoza, 140 S. Ct. at 2259; Caplan, 479 Mass. at 78–79. Needless to say, to the extent those concerns motivated the initial passage of the anti-aid amendment, they are not entitled any consideration.

The grant requested in Grace's Application does not present any substantial risk of infringing liberty of conscience, entangling the City in church affairs, or threatening civic harmony. As noted above, the requested funds will not be used to support Grace's religious mission, nor will they be used to preserve or restore any religious imagery. The risk to liberty of conscience is therefore no greater than when a religious organization benefits from any generally available, taxpayer-funded City services. Nor will a grant entangle the City in Grace's religious affairs. The funds will only be used for the preservation of the tower, a place where no religious worship

Community Preservation Commission

August 14, 2020

Page 4

or other activities are conducted, and which is already subject to a historic preservation restriction between Grace and the Massachusetts Historical Commission. Finally, Grace's Application has been carefully and narrowly tailored to seek support for an essentially non-religious – and yet historically significant – portion of its property. There is therefore little risk to civic harmony.

Grace's Application to preserve its historic tower is readily distinguishable from the use of CPA funds to restore stained glass windows containing religious imagery, which the SCJ found problematic in Caplan. Most obviously, the grant under consideration here would provide no funds for restoring religious imagery. Additionally, Grace's Application is not seeking any funds for the restoration or maintenance of the portion of its property where religious worship occurs. That was not the case in Caplan, and was repeatedly emphasized by the SJC as a concern. 479 Mass. at 91 (finding a risk to liberty of conscience because "the proposed grants would be used to renovate the main church building, where the church conducts its worship services"); id. at 92 (finding that the preservation restriction upon which the grants were conditioned risked entanglement of church and state because it could limit the church's ability to make future alterations to its worship space); id. 93–94 (noting the risk of political divisiveness is heightened "where those grants are for the renovation of a worship space or of a stained glass window with explicit religious imagery"). Finally, the grant at issue here would not allow money to be saved "to be used to support [the church's] core religious activities." 479 Mass. at 89. Grace is not seeking CPA funds in order to avoid diverting funds from its other programs and services. In the absence of CPA funding, preservation of the tower will simply not be accomplished.

For all of these reasons, a faithful application of the three-factor analysis endorsed by the SJC in Caplan leads to the unavoidable conclusion that the grant sought by Grace's Application would not violate the anti-aid amendment. In fact, since the Caplan decision, CPA grants have been made by many communities to active houses of religious worship like Grace, including a grant by the City of Boston to the Emmanuel Episcopal Church (also designed by Alexander Rice Esty) to restore its doors and entrances. Upon review of Grace's Application, we trust that the Committee will reach the same conclusion.



Community Preservation Commission  
August 14, 2020  
Page 5

If we can be of any further assistance Committee, please let us know.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "R. McManus", is written over a horizontal line.

Ryan P. McManus



# Riverside Community Care

Leading the Way in Behavioral Healthcare & Human Services

July 16, 2020

Reverend Dr. Regina Walton  
76 Eldredge Street  
Newton, MA 02458

Dear Reverend Dr. Walton,

I'm writing this letter in support of Grace Church and its application to the Newton Community Preservation Program.

Riverside Community Care is a large, non-profit human service and behavioral health agency that operates 80 programs near Boston, in MetroWest and South Central Massachusetts. One of Riverside Community Care's programs is Riverside Outpatient Center (ROC) at Newton, a community mental health and substance use treatment program that serves people of a wide range of ages, demographics and geographies. Because we are one of only two behavioral health providers in Newton that accept Medicare and MassHealth insurance, our primary mission is to serve low-income residents of Newton. Riverside Community Care is committed to maintaining a presence in Newton because the agency began in Newton 35 years ago and has consistently worked in partnership with the City of Newton Health and Human Services Department and Planning Department to identify and collaborate on responding to community needs. Besides ROC Newton, other Riverside programs maintain a presence in Newton, including Riverside Emergency Services, Riverside Trauma Center and Newton Youth Outreach, which are part of Riverside's continuum of care that offers a range of immediate and ongoing, coordinated behavioral health services for Newton residents. ROC Newton serves about 1000 people per year, roughly half of which are Newton residents. Our staff consists of 50 people, including social workers, mental health counselors, psychiatrists, psychiatric nurses, graduate interns and administrative personnel.

Riverside Outpatient Center at Newton has rented the building next door to and owned by Grace Church to for over 20 years. Grace Church shares Riverside Community Care's mission to serve the community, particularly its most vulnerable residents. As licensing and building code requirements have changed and intensified over the years, Grace Church has responded to Riverside's needs to continually maintain and upgrade our licensed mental health clinic in compliance with stringent Department of Public Safety and local regulations. For example, Grace Church has had to increase the electrical capacity in the building in order to accommodate our increasing reliance on computers over the last 10 years and re-paved the parking lot in order to comply with our clinic's ADA accessibility regulations. We have always found Grace Church to be an available, responsive and collaborative partner in addressing our facility needs, without which Riverside would not be able to maintain its license to operate.

I strongly support Grace Church's application for support from the Newton Community Preservation Program, which would benefit the people served by Riverside Community Care and preserve this iconic historic resource in our community. Thank you for your consideration.

Sincerely,

Anne Priestley, LICSW  
Program Director  
[apriestley@riversidecc.org](mailto:apriestley@riversidecc.org)  
617-969-4925 x 5960



## EPISCOPAL CITY MISSION

July 15, 2020

The Reverend Regina Walton, Rector  
Grace Episcopal Church  
76 Eldredge Street  
Newton, MA 02458

Dear Regina,

Episcopal City Mission is delighted to write to support you and your lay leaders' efforts to preserve the historic and beautiful tower and carillon at Grace Church.

Grace Church and its members have been integrally involved with our work for affordable housing and racial justice for at least four decades by generously giving of time, talent and treasure.

Founded in 1844, Episcopal City Mission (ECM) is a non-profit organization whose mission is to build relationships and collective power across the Commonwealth of Massachusetts for racial and economic justice as the expression of God's transforming love. We do this by developing, convening, mobilizing, and funding prophetic leaders in Episcopal communities, grassroots organizations and faith-rooted organizations.

Grace members have served as both paid and volunteer leaders of Episcopal City Mission going back to at least the 1980s. Episcopal City Mission benefited immensely from the visionary leadership of the Rev. Joseph Pelham, Grace parishioner, who was ECM's Executive Director from 1981 to 1992 and helped ECM enlarge its focus to include public policy work. Currently another parishioner, Ellen Sheehy, serves as our Chief Operating Officer. The combined volunteer service of more than 20 years of Betsy Whitehead and Andree Saulnier, also Grace parishioners, as ECM Treasurer shored up ECM's financial health and aligned the treasure left for our stewardship with our values. Each of these treasurers is responsible for a major social justice initiative launched by ECM—the Pelham Fund for Social Justice (housing justice) and ECM's Mission-Related Investment program to support access to capital and wealth creation in Black and brown communities in the Commonwealth. Countless other Grace parishioners have served actively as lay delegates to ECM as well as ECM Board and committee members. We are grateful for their faithful service and commitment to our organization.

In addition to time and talent, Episcopal City Mission has been the beneficiary of sustained financial support of Grace Church. For decades, Grace has included support for ECM in its annual budget and individual members have consistently donated via our annual appeals and attended our annual dinners.

In sum, we feel enriched and sustained by our relationship with Grace and anticipate deepening connection in the years to come.

With appreciation and gratitude,

The Reverend Arrington Chambliss



**The Commonwealth of Massachusetts**  
William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

August 13, 2020

Lara Kritzer, Program Manager  
Newton Community Preservation Committee  
City of Newton Planning and Development Office  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

RE: Grace Church, Newton

Dear Ms. Kritzer:

This letter is written to express the Massachusetts Historical Commission's (MHC) support for Grace Church's application to the Newton Community Preservation Committee (CPC) for grant funding. If awarded, CPC grant funding will assist with an initial phase of structural stabilization which is crucial for the future of the Grace Church tower and critical if the tower is to be saved. Structural failure of the tower is already evident and will only worsen if not immediately addressed. This initial construction phase, with an estimated cost of \$969,000, will lead the way for a second phase of restoration work with an estimated cost of \$1,897,000 for an overall total cost of \$2.86 million.

In 2019, Structures North Consulting Engineers completed a comprehensive structural investigation of Grace Church to identify the magnitude of the structural deficiencies to the tower and to identify a prioritized treatment plan. Treatment recommendations addressing the extensive erosion of the mortar joints, vertical cracks in the buttresses, and spalled outer stones, called for the combined use of both traditional and innovative methods in order to address the severely deteriorated tower and also noted inherent flaws in the original design and construction of the tower. The current request for CPA funding addresses the highest priority initial phase of stabilization repairs as well as the follow-up restoration crucial to fully addressing the needs of the tower.

Grace Church was constructed in 1872 and designed by Alexander R. Esty and is considered to be one of his major works. Grace Church is also a contributing building in the Farlow & Kenrick Parks National Register Historic District. The Gothic-style tower, belfry, and spire rise to a total height of 107 feet. A prior Massachusetts Preservation Projects Fund (MPPF) Round 4 grant, awarded by the Massachusetts Historical Commission in 1998, assisted with the preservation of the bell tower and consisted of repairs to the deteriorated floor structure, walls and wall finishes, wood frames, windows, stairs and ladders, and additionally, the restoration of the church bells. A perpetual preservation restriction (PR) was recorded on the property as a condition of MHC's MPPF development grant, illustrating Grace Church's commitment to the ongoing preservation of the property. The terms of this PR, which is held by the MHC, requires ongoing maintenance of the property and prior review and approval for all substantial alterations. Religious properties located throughout Massachusetts have significantly benefitted from the MPPF program since its inception in 1984, receiving approximately 20% of the total MPPF funding.

We welcome this opportunity to provide support for the ongoing preservation of Grace Church in Newton and would hope that this request for CPC funding is looked upon favorably by the Newton CPC.

Sincerely,

A handwritten signature in blue ink that reads "Paul Holtz".

Paul Holtz  
Historical Architect  
Co-Director, Grants  
Massachusetts Historical Commission

Newton Community Preservation Committee  
c/o Lara Kritzer, Community Preservation Program Manager  
City of Newton Planning & Development Department  
1000 Commonwealth Ave.  
Newton, MA 02459

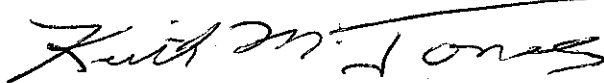
Dear Lara,

Before you is an opportunity to save the Grace Church bell tower and spire. As always your challenge is to determine which historic sites to help preserve with CPA funding which I know is no easy task. As President of the Friends of Farlow, I have personally been before this committee many times requesting funding for the renovation and preservation of Farlow Park. Although it took many years for funding to be approved, I came to realize how careful your committee is in helping finance worthy projects. Now within our historic district we find that the bell tower and spire of Grace Church is in dire need of repair. I am writing to advocate for the CPC to direct funding towards this important reconstruction project.

Why this project deserves funding is multi-fold. I wish to emphasize the aesthetic and civic reasons for supporting this project. As a photographer who collects historic images of Farlow Park, I find this spire displayed prominently in many photographs. Why this is the case is quite simple. It is strikingly handsome and represents the City of Newton's legacy of great architecture and civic pride. That legacy should be valued for the unique and irreplaceable resource that it is and protected. Newton Corner includes many of Newton's oldest buildings, and this beautiful stone structure stands out amongst them because of its pleasing lines and sturdy materials following in the tradition of the best of nineteenth century American Architecture.

I would like to ask, what if we were to lose this landmark? If this were to happen we would lose a beautiful statuesque edifice that helps define Newton Corner. We would also lose the delightful music provided by the carillon of bells emanating from this tower during special events. If historic preservation funds were employed to save this tower, we would once again be stating that our city's physical history is worth saving for the benefit of future generations. Although I have no connections or affiliations with this church, I feel as though its preservation is important, as important as other notable landmarks such as Jackson Homestead or Durant-Kenrick that help define our collective legacy.

I hope you too feel compelled to support it's historic preservation.



Keith M. Jones



Brooke K. Lipsitt  
54 Kirkstall Road  
Newtonville, MA 02460

August 3, 2020

Community Preservation Committee  
c/o Lara Kritzer  
City of Newton

Re: Grace Episcopal Church Tower Renovation

Dear Chair Armstrong and Members of the Committee:

I write in support of the application currently under consideration to repair the historic bell tower of the Grace Episcopal Church. For 35 years, our family lived within a block of Grace Church, first on Franklin Street and then on Billings Park. We walked by this impressive edifice in the Farlow and Kenrick Parks Historic District every day, on our way to the bus downtown or to Underwood School. It truly anchors the corner of Farlow Park. I continue to admire this handsome structure even though I have moved from the neighborhood, as I belong to a Club which holds its regular meetings there (or did, prior to the pandemic).

I am aware of the investment of time and financial resources that members of the Church community have made over the years to protect and preserve this important architectural asset. I have been assured that parishioners, once again, will be making generous contributions to support the renovation effort but I am also aware that they cannot finance this effort without additional assistance. I urge the CPC to vote to approve their request.

Very truly yours,

*Brooke K. Lipsitt*

Brooke K. Lipsitt

August 13, 2020

Community Preservation Committee  
c/o Lara Kritzer, Community Preservation Program Manager  
City of Newton Planning & Development Department  
1000 Commonwealth Ave.  
Newton, MA 02459

Dear Community Preservation Committee Members:

I am writing in support of the Grace Episcopal Church Steeple Restoration Project.

I have no affiliation with Grace Episcopal Church, nor do I live in the neighborhood adjacent to Grace Church. For 47 years I have lived in West Newton. I am familiar with the Grace Church buildings and with the well-preserved neighborhood within which the church campus is situated as the result of having completed several research projects in the last ten years or so on the history of the area and on the residents of that neighborhood, focusing on the years 1880 to 1920. I have given a few local talks on my research and have several times led a walking tour of the area for Historic Newton: Farlow Park, Eldredge St., Franklin St., Park St., Church St., Billings Park, and back to Farlow Park. Based on the many questions my talks and tours have generated, I believe present day Newton residents truly value the presence of this intact late 19<sup>th</sup> century neighborhood. Situated at the corner of Church and Eldridge Streets, across from Farlow Park, the Grace Church tower has for almost 150 years served as a visual anchor and gateway to the lovely well-preserved homes in this neighborhood.

The recent restoration of Farlow Park has further enhanced the delightful historical ambiance of the area and helps highlight the church tower as part of the institutional framing of the park. I commend the CPC for generously supporting the park project. I hope the Committee will take a similar position on helping to preserve and restore the iconic church tower.

Some people may see the tower project as not appropriate for CPC funding since the request is to help restore part of a church building with public funds. I do not see the project that way. The congregation has clearly stated in its original submission that the tower is not central to its mission and the congregation does not have the means to address the tower's deterioration on its own. But since the congregation owns the

property and finds itself the current steward of a deteriorating and unsafe historical structure that is much admired by neighbors, preservationists and a good many other Newton residents, Grace Church is seeking to rescue and restore this architectural feature for the benefit of the community and its residents. In addition, as a responsible steward, the church is prepared to contribute and/or raise a substantial sum towards the project.

The case is as simple and straight forward as Warden Papalia stated in her letter of June 24<sup>th</sup> to the CPC which accompanied the request for preliminary approval for the tower project. "The restoration of Grace's tower is a matter of maintaining a dominant architectural feature within a prized historic district of the City of Newton." From my perspective Grace Church is doing its best to be a good neighbor and a good steward of an historical treasure. I strongly urge the committee to support their request for CPC Funds to help preserve and restore the tower.

Sincerely,

Anne M Larner  
68 Myrtle St.  
West Newton, MA 02465  
[amlarner3@gmail.com](mailto:amlarner3@gmail.com)

cc: [feedback@gracenewton.org](mailto:feedback@gracenewton.org)

August 7, 2020  
Newton Community Preservation Committee  
c/o Lara Kritzer, Community Preservation Program Manager  
City of Newton Planning & Development Department  
1000 Commonwealth Avenue  
Newton MA 02459

Concerning the restoration of the Grace Church Tower and Eldredge Chime

Dear Ms. Kritzer,

I am Margaret Angelini, a member of the Guild of Carillonneurs of North America and faculty advisor for the Wellesley College Guild of Carillonneurs, a student ensemble in the music department. I support the efforts of the Grace Church Tower Committee to restore the tower and the Eldredge Chime. This restoration effort will ensure that the tower and the historic and unique set of bells will remain a centerpiece for the community for years to come.

Chimes and carillons are similar in their use of tuned bells, but vary in their size and in the method of ringing. Instead of standing to play, the Wellesley students play the 32-bell carillon while seated at a keyboard that is similar to an organ keyboard. The carillon has been in Galen Stone Tower in the heart of the campus since 1931. The students have been responsible for playing the bells from the start. They play during passing times between classes, and also for the important moments in the college year. The music the guild plays brings comfort in times of sadness, magnifies the joy of special events, and reflects the aspirations of all who hear the bells. The students play everything from medieval chant to folk tunes from around the world to their favorite pop tunes, thus reflecting their own diversity and creating a community out of all who listen.

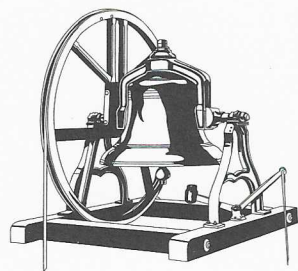
My role is to encourage them to play what they love as well as they can. I also connect them to the wider world of carillons and bells in order to stretch their skills and to give them performance avenues after graduation. In the past we have traveled to play the chimes at Cornell University, at the Montpelier Trinity United Methodist Church, and have visited chimes as far away as Ottawa. These instruments are at the heart of their community, just like Wellesley's carillon and the Eldredge chime in Newton Corner, which was rung to celebrate Newton's graduating seniors in June and played "Lift Every Voice and Sing" for a civic event recognizing Black Lives Matter in July.

A colleague of mine once commented that a tower is incomplete without bells; if the tower is the visual landmark of the area then the bells are the soul of the tower. In a time when live music is hard to come by, chimes and carillons give us all the opportunity to safely listen to music being played in the moment. The bells give us a chance to hear a bit of ourselves in the open air, and celebrate all that is good in our corner of the world.

Restoring the tower and the chime go hand in hand. The chime can't be heard if it is not in a well-maintained tower with adequate access for players to see and play their bells. The tower can't reach the ears and hearts of the community without its bells. By supporting this project, you will not only help to rebuild a landmark, but will also strengthen a community called together by the sound of the bells. Thank you for considering my support of the Grace Church Tower and the Eldredge Chime.

Sincerely,  
Margaret Angelini  
Music Department  
Wellesley College





# CHURCH SPECIALTIES, LLC

THE DUFFY FAMILY BUSINESS SINCE 1919

Bells • Bell Ringers • Carillons • Chimes

July 31, 2020

Newton Community Preservation Committee  
c/o Lara Kritzer, Community Preservation Program Manager  
City of Newton Planning & Development Department  
1000 Commonwealth Avenue  
Newton, MA 02459

Re: Grace Episcopal Church – Chime Bells

Dear Ms. Kritzer,

Thank you for the opportunity to comment on the historical significance and importance of these bells. Our family has been in the church bell business since 1919 when my grandfather, Joseph P. Duffy, Sr. began working for the Meneely Bell Company of Troy, NY. My father, Joe Jr. and my uncle Bill Duffy spent their careers in the industry and now my brother Chris and I continue.

The beautiful tower of Grace Episcopal Church in Newton contains a wonderful, historic and valuable chime of bronze bells. This is a traditional chime with the original chimestand. It was cast by the Hooper/Blake foundry in 1873.

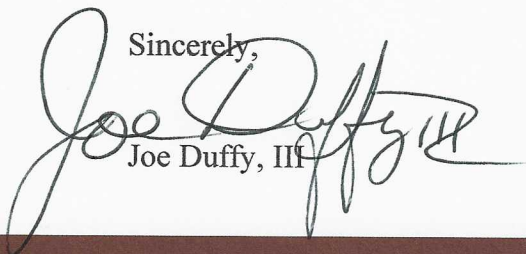
This foundry can trace its roots back to Paul Revere himself. The Paul Revere Foundry was a historically famous foundry of ornamental household products; a side product line was the casting of church & school bells.

William Blake & Paul Revere III continued the church bell casting with an apprentice, Henry Hooper. In 1830, the foundry became known as the Hooper, Blake & Revere Foundry until 1868. After the Civil War, the foundry operated as the Hooper, Blake & Richardson Foundry, later as the Henry N. Hooper & Co., and The Hooper Co. William Blake & Co. of Boston cast bells and chimes from 1869 to 1888.

Historically, church bells and chimes of bells have been the church's voice in the community. Bells are used to call parishioners to worship, celebrate events and toll for solemn occasions. A chime of bells is a unique instrument that provides for live performances of both religious and secular music.

Given proper attention and maintenance, this chime will provide beautiful and inspirational music for the parish and community for many generations to come.

Sincerely,



Joe Duffy, III